

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 29TH JANUARY 2018 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, Mrs S Horsman, H Murray (SO56 until item 217 and then under SO54 for item 218), L Podmore, Mrs J Saunders and T Holbrook

212. 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.

213. Questions from members of the public

Questions from members of the public were in relation to planning applications and invited at that point.

214. Apologies for absence

Cllrs C Gorst, I Hollingworth and M Sewart

215. Declarations of disclosable pecuniary or other interests

Cllr Podmore declared an interest in application 18/0304M.

Cllr Clarke declared an interest in application 18/0304M and agenda item 9.

216. Planning applications

a. Application No: 17/6471M

Location: Land off Hazelbadge Road, Poynton

Applicants Name: Mr Sean McBride

Proposal: Full planning application for 146 dwellings on land off Hazelbadge Road with associated access improvements, landscaping and public open access

The Chair invited members of the public in attendance to speak on the application. The following members of the public spoke against the application.

Mr Coulson, Headteacher of Lower Park Primary School spoke as follows:

“On behalf of the children, by granting permission for one access to a development of 146 dwellings, Cheshire East Council should be held to account for increasing the dangers and

likelihood of injuries to the 282 children aged between 4 to 11 years old who attend Lower Park School. Cheshire East Council have been officially warned by the Headteacher, staff and governors.

There is already a very big problem on Hazelbadge Road particularly when children are arriving and departing from school. The road is too narrow for two cars to pass each other with vehicles parked on one side of the road. At peak times cars are double parked effectively creating a one-way street which will be exacerbated by the additional 90 cars which are predicted. Last week a neighbour counted 84 car and delivery van movements at drop off time. Do Cheshire East councillors not consider an additional 90 cars to be significant in increasing the risk to children? Many of the children make their own way to school and will be at risk of serious injury as they dodge cars vying to pass in opposite directions; when the first child injury happens, I will remind Cheshire East Council that I made this point.

The application was made by Persimmon, I made several suggestions for them to adapt their plans. The submitted application omits the suggestion to create a car park on the school field which is the current turning point. There is insufficient parking for staff and on any given day there are 10 staff cars parked on Hazelbadge Road. With a 10 minute limit on parking there will be nowhere for them to leave their cars on a school day. This is also insufficient time for visitors and also parents require longer to escort their child into school which is more like 30 mins plus. The school needs a car park controlled by the school if the development is to go ahead.

The safety issue will be made significantly worse during the development work which is expected to take four years. In addition to the school traffic and additional vehicle movements, heavy construction traffic will add to the noise, dirt and pollution. Cheshire East Council have it within their power to make it part of the condition of the planning approval to close the north west access to the school, open up traffic and construction access from Woodford Road and for the top of Hazelbadge Road to be closed to through traffic to the new development. Better still that Lower Park Road became the access to the new estate removing the negative impact of additional traffic on Hazelbadge Road completely.

The request to the Town Council is to agree the dangers of this development and make Cheshire East Council aware of the significant impact to children's safety and the possible serious injury to children accessing Lower Park and that Cheshire East Council will be held to account. The Headteacher and governors of Lower Park School most strongly object to the threat to the well-being of children at Lower Park School".

Mr Banford, governor of Lower Park School spoke as follows:

The governing body cannot see any way in which Hazelbadge Road can be used for access, not only for the increased traffic at the end of the development but during the construction works too. There are several deficiencies:

- The boundary fencing around the whole of the school is inadequate to safeguard the children. As a condition of the planning approval substantial boundary fencing and screening should be erected around the whole of the school boundary.
- There will be foul easement and surface water drainage across the school's land which is unacceptable with no compensation for the impact on the school. Currently, drainage around the area is very poor and the increased surface water will increase and be exacerbated by the construction works.

- The planning application gives no indication on how foundations for the building will be developed. The school will suffer unacceptable levels of noise, vibration and disruption as a result of four years of construction works and any planning application should be refused particularly if pile foundations are required.

Mr Colin Richards, Chair of Governors at Lower Park School spoke as follows: Construction traffic and site traffic will generate considerable dust and air pollution. The school has an outdoor classroom and the playground is near the road. Both are used throughout the school day.

The school windows are single glazed in poor condition and the school has suffered from five years of budget cuts to school funding and is unable to afford replacement windows at a cost of about £80,000. The development is predicted to take four years, this is four years of significant disruption to the education of the pupils. This has not been considered in the planning application nor any solution offered. The S106 money is unlikely to come to Lower Park School despite the fact that it is the closest neighbour to the development. The development is expected to generate 10 additional primary school places, yet the school has have been advised that this is insufficient to warrant an extra classroom at Lower Park School and therefore the money is likely to go to another school outside of Poynton. The governing body and the Heateacher seek the following conditions to the application:

- Financial compensation before construction begins to the school building to reduce noise and dust.
- Provision of upgrades to secure the fencing and other boundary security to ensure the continued safeguarding of pupils.
- Provision of car park, associated footpaths, fencing, gates, signage and the reconstruction of the drainage system.
- Compensation for the disruption and danger caused by the digging of foundations.
- The re-routing of the main access.

Hilary Parry, Hazelbadge Road questioned where the site notice for the development is located. The Chair requested the Clerk to contact Cheshire East to find out about the notice.

Mr Alvin Ikoku, Hazelbadge Road noted the following points:

- Concerns of access.
- Concern that the pelican crossing on Chester Road will be removed.
- The safety of pupils to and from the school site.
- The narrow road which is effectively a one way street due to the excessive vehicle movements and the existing car parking congestion.
- The impact of the development on wildlife and plant life are among the many concerns and issues already raised.

A member of the Town Council noted the following issues:

- There are issues with ecology.
- Brownfield sites could have been developed instead.
- The site has previously been used as a brickworks and gas works; the environmental site assessment confirms that various contaminates have been noted. The concern is for the safety of pupils during the construction work when the land is disturbed.
- The consultation has been poor.

- While there is agreement on the issues of access to the site, caution is expressed in opening up other access points which could potentially lead to the opening up of other sites for housing developments.
- The Planning Inspector during a visit to the site was surprised by the traffic congestion and issues during the school day.
- The form and scale of the development is completely out of character for the area.
- There is no mention of the impact on the current services and schools in Poynton and issues of infrastructure.
- There is no consideration of the already inadequate poor drainage system of Poynton.
- Careful review is required to assess flood risk.
- Concerns on the medium to high habitat distinctiveness of the area.

Another member noted their concern in relation to access to the site, impact on the school and the omission of a car park to help alleviate the identified issues.

During discussions it was noted that Cheshire East Council have been invited by Cllr Sewart to visit the site on a Friday afternoon at 3pm.

RECOMMEND: Refusal on the following basis:

1. The proposal is an overdevelopment and over intensification of use causing a deleterious harm to the character, appearance and environmental quality of this area. The development is therefore contrary to guidance within section 11 of the National Planning Policy Framework (NPPF) and Policies SE1, SE3, SE4 and SE5 of the Cheshire East Local Plan Strategy, and Saved Policies in the Natural Environment section of the Macclesfield Borough Local Plan.
2. The proposed development would have an adverse impact on the permanence, character and openness of the North Cheshire Green Belt which are its essential characteristics. This arises from both the proposed layout and the threat to retained Green Belt areas shown in this proposed development. The development is therefore contrary to guidance in section 9 of the NPPF and Policies PG3, SE1 and SE4 of the Cheshire East Local Plan and saved policies GC1 and NE16 of the Macclesfield Borough Local Plan.
3. The proposed development is unsustainable as it is contrary to policy LPS 48 of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. This policy applies wholly to this site. The application fails to respond to the site principles of development set out in LPS 48. In particular, the application fails to address key matters of infrastructure, impact on local and site amenities and flood risk and mitigation.
4. The proposed development would lead to an unacceptable increase in traffic at the junction of Hazelbadge Road and Chester Road (A5149) into the proposed new estate and would create highway safety risks for residents, school children and their parents/guardians.
5. In view of the impact of the A6 MARR Road and forthcoming Poynton Relief Road on the local highway network, this site should not be considered for development until both roads are completed, open to traffic and future traffic patterns in the local area have been established.

6. The proposed development is contrary to sustainable environment policy SE1 of the adopted Cheshire East Local Plan as the strategic part of the Development Plan in July 2017. The application is unneighbourly in that the access along Hazelbadge Road will have a serious detrimental impact on adjacent properties.
7. The proposed development is contrary to sustainable environment policies SE3, SE4 and SE5 concerning matters of biodiversity and geodiversity, landscape and trees, hedgerows and woodland of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. There would be an unacceptable loss of trees, hedgerows and woodland which contribute to residential amenities and make a positive contribution to the character of the local area.
8. The proposed development is contrary to infrastructure and developer contributions policies IN1 and IN2 of the Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. The application submission makes no attempt to assess social and community infrastructure needs to be generated from this development.
9. The proposed development is contrary to Policy SE 12 concerning pollution, land contamination and land instability of the adopted Cheshire East Local Plan adopted as the strategic part of the Development Plan in July 2017. There is some risk about run-off of surface water from the site which would drain towards Poynton Brook which has suffered serious flooding in recent years.
10. The application fails to comply with the Borough Council's Statement of Community Involvement. No efforts or actions have been taken to respond to the strong objections of the local community to a major housing development on this site which relates to both the strategic release of this site and the more detailed site planning now being proposed.
11. The development would have an adverse impact on the Poynton Brook wildlife corridor as identified by the Cheshire Wildlife Trust in the draft Poynton Neighbourhood Plan. The corridor has been mapped in accordance with paragraph 117 of the NPPF.
12. The planning application provides both insufficient and contradictory information to allow a full and informed assessment of the development now being proposed. In particular, there is a lack of clarification on how transport and connectivity issues will be taken into account and sustainability issues dealt with. Planning applications for the development of Local Plan Strategic sites should comply fully with the Local Plan guidelines which have been through full consultation and examination over recent years. The criteria set out for the development of each site in the Local Plan should be adhered to by both the developers and the Borough Council.
13. Two Public Footpaths, Poynton with Worth numbers 43 and 46, will be obstructed by the proposed development. The application plans depict the Public Right of Way running along the estate roads. The Defra Rights of Way Circular (1/09, Guidance for Local Authorities, Version 2, October 2009, para 7.8 states "*any alternative alignment [of a Public Right of Way] should avoid the use of estate roads for the purpose wherever possible and preference should be given to the use of made up estate paths through landscaped or open space areas away from vehicular traffic*".

14. R02HW – The proposal would be contrary to the interests of highway safety by reason of inadequate visibility at the point of access onto Chester Road.
15. R03HW – The proposal would be contrary to the interests of highway safety due to the fact that a number of turning movements into and out of the site that would result from the development would result in an increased danger to other road users on the highway network in the vicinity of the site and in particular to users of Lower Park Primary School.
16. R07HW – The proposed development would be contrary to the interests of highway safety as it would result in additional traffic using Hazelbadge Road and Chester Road which are already used at unacceptable levels.
17. R10HW – The proposed development would be detrimental to the safe and efficient operation of the highway and the development would adversely affect the free flow of traffic on Chester Road.
18. R06PL – The proposal by reason of its design, in particular the 3 storey mews and apartment blocks, would adversely affect the character and appearance of the area which it is located. It would therefore be contrary to the principles contained in the design guide which seek to protect or enhance the key visual characteristics of the area.
19. With regards to the apartments and to some extent the mews houses, the scale and form of these are totally out of keeping with the surrounding buildings and a review of the proposals should be undertaken to ensure the development reflects the needs and aspirations of people who may wish to live there. R03RD – 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 applies.
20. The site has been identified by Cheshire Wildlife Trust as having medium and high values on the habitat distinctiveness score as well as a wildlife corridor. The mitigation plan only focuses on Great Crested Newts and not the other variety of wildlife such as badgers and bats.
21. There are issues with the previous use of part of the site as a gasworks and brickworks as documented in the phase 1 geo-environmental site assessment, which indicates that further study is required and identifies parts of the site as moderate to high for contamination, which could have an adverse effect on local residents and the children in the adjoining school.
22. The proposals do not adequately address the impact the construction works will have on the school, namely:
- Noise: The construction of the development will cause noise for a considerable time. No indication appears to have been given as to how this impact on the pupils will be mitigated. We know from experience that the windows in the school are in need of replacement and are not soundproof.
 - Dust: Consideration needs to be given to ensure that any works use appropriate dust suppression. Having seen the ineffectiveness of the Wheel wash systems in use

during the A6MARR works this would not suffice. In addition, works where potential contaminates could be as identified in the Phase 1 report need to be addressed as this could have an adverse effect on the nearby school.

Mr Coulson thanked the Town Council for the vote, in favour of the well-being and safety of the children rather than houses and the profits of developers.

The Chair urged residents to write directly to the CE Council to express their views.

Cllr Beanland left at 8.40pm.

Cllr Murray substituted for Cllr Beanland under SO 54.

217. Application No: 17/6461M

Location: The Gables Farm, Green Lane, Poynton, SK12 1TJ

Applicants Name: Mr & Mrs Price

Proposal: Outline planning permission

The Chair invited members of the public in attendance to speak on the application. The following members of the public spoke against the application.

Mrs Gail Ashton, Green Lane spoke as follows:

- Inappropriate development of the Greenbelt with some impact on open space. NPPF paragraph 89; the proposal of 11 houses and allocation for 33 cars is not limited infill but constitutes a major development of the land. It would increase the number of houses by 20% with a detrimental impact on the surrounding area. This application fails to take into account the rest of the policy too. This development sets a precedent for more development on this site and elsewhere in Higher Poynton.
- It will be highly detrimental to highway and road safety; access and egress of 33 cars on a narrow lane reducing to a single track will mean cars will be unable to pass side by side. This is evidenced by visible tyre tracks on verges where cars have had to mount in order to avoid danger. The site entrance is also between two bends, a danger acknowledged by double yellow line restrictions and hazard line warning sign right next to the entrance.
- The traffic report in support of the application was conducted when Norbury Hollow was closed to vehicles and does not reflect the increasing traffic issues. The school bus no longer travels along Green Lane due to lack of safe access. Parking and access to driveways is already difficult for residents. The lane is without pavements or safe verges particularly at the site entrance; walkers, cyclists, horse riders are regularly exposed to danger on the lane while visitors add to the traffic congestion in this area.
- Existing infrastructure, power, drainage water and sewage is already at full capacity. More houses will place an intolerable burden on already inadequate utilities and flood and drainage systems; note the lengthy recommendations posted by United Utilities.
- The area suffers from frequent power cuts and the development sits on known flood points and adjacent to fields often under flood water. The flood report cited is from 2011 and therefore out of date.
- The adverse effect on wildlife and bio-diversity and the proposal does not enhance protect or enhance the natural environment of Higher Poynton.

- The nature conservation report from Cheshire East is welcomed. However, the resident was dismayed by the provisional language of this report. This report is a wholly inadequate response to the special circumstances of this site and will add to the adverse implications in the short and long term to bio-diversity and wildlife of the area.
- The application undermines the special status of Higher Poynton. A heritage assessment carried out by Town Council in 2017 states that this landscape is unique.
- The application pays but lip-service to the required affordable housing. It is a major development, the majority of which are intended for the luxury housing market.
- The precedent from recent unsuccessful housing applications should be taken into account, all rejected on similar grounds of objection.
- Note the intense disappointment with the comments of Anson Museum in respect of this application.

Mr Geoff Challinor, Anson Engine Museum, Anson Road:

The brook overflows causing flooding to the gardens.

There is an impact of the noise from Anson Engine Museum due to the regular running of engines. The noise survey was conducted on a quiet day. The operational blacksmith forge runs on coal and causes smoke which is of concern. The land was developed as storage for farming but there is no site of a planning application to change from the original use of farming.

A member noted that the application is inappropriate. The issue of brook maintenance needs to be addressed. The layout of the site is inappropriate because the Anson Engine Museum is a living museum and there is the potential for neighbourhood disputes. There is concern regarding the claim that this is a brownfield site.

Another member disputed that this is a brownfield site and even if this claim is upheld the development is larger than the existing footprint. The development is inappropriate, access to the site is dangerous, the negative impact on utilities is considerable and the site is prone to flooding and the flood report of 2011 is out of date. There is an impact of the openness of the greenbelt and it will impact the Anson Engine Museum.

RECOMMEND: Refusal on the basis of:

1. The proposal is an overdevelopment and over intensification of use causing a deleterious harm to the character, appearance and environmental quality of this area. The development is therefore contrary to guidance within section 11 of the NPPF and Policies SE1, SE3, SE4 and SE5 of the Cheshire East Local Plan Strategy, and Saved Policies in the Natural Environment section of the Macclesfield Borough Local Plan.

2. The proposed development would have an adverse impact on the permanence, character and openness of the North Cheshire Green Belt which are its essential characteristics. This arises from both the proposed layout and the threat to the Green Belt by this proposed development. The development is therefore contrary to guidance in section 9 of the NPPF and Policies PG3, SE1 and SE4 of the Cheshire East Local Plan and saved policies GC1 and NE16 of the Macclesfield Borough Local Plan.

The proposal is an inappropriate form of development in the Green Belt. The site has previously been used for agricultural purposes and is not a brownfield site.

3. R01RD – 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 dwellings

4. R03HW - The proposal would be contrary to the interests of highway safety due to the fact that a number of turning movements into and out of the site that would result from the development would result in an increased danger to other road users on the highway network in the vicinity of the site and in particular to users of Green Lane.

5. R07HW – The proposed development would be contrary to the interests of highway safety as it would result in additional traffic using Green Lane and nearby roads, which are already used at unacceptable levels. The traffic survey was carried out when the level crossing at Norbury Hollow was closed, so artificially reducing traffic in the area.

6. The Town Council is also concerned about flooding as the site is bordered both north and west by a brook which is maintained by the current users of the site. The flood survey provided is dated from 2011 and therefore does not address the recent serious flooding in Poynton especially in June 2016. Nearby land often floods or is waterlogged in wet weather.

7. The site is in close proximity to the Anson Engine Museum; a living museum which regularly has engines running and blacksmith forges operating, which would cause disturbance to the occupants of any new residential properties and could cause neighbourhood disputes.

8. R01NC – The proposed development would be contrary to the interests of nature conservation since it would adversely affect the habitat of protected species living in the area, including badgers and bats.

9. The Town Council is concerned that the development would increase pressure on local utilities - electricity supply cuts occur frequently in the area, and local sewers were installed a long time ago when this area was less developed and struggle to cope. Residents complain of sewage backing up - disgusting and a risk to health.

A member of the public raised concern that the Cheshire East portal which is not working well. The Chair confirmed that the Clerk will approach Cheshire East on the issue and also to find out about the whereabouts of the required site notice.

Cllr Murray left the meeting at 9.10pm.

218. Approve minutes of meeting held on 8th January 2018

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 8th January 2018 are approved (NC)

219. Note the response to the Cheshire East Pharmaceutical Assessment Consultation which was submitted under SO51 on the 12th January 2018

RESOLVED: That the response to the Cheshire East Pharmaceutical Assessment Consultation which was submitted under SO51 on the 12th January 2018 is noted (NC)

220. Receive and consider a draft response to the Disley Neighbourhood Plan

RESOLVED: That the draft response to the Disley Neighbourhood Plan is received (NC)

Cllr Clarke left the meeting for the next item of business and Cllr Podmore chaired the meeting.

221. Receive and consider the notice of application for a premises licence for 51 Park Lane, Poynton, SK12 1RD

RESOLVED: That the notice of application for a premises licence for 51 Park Lane, Poynton, SK12 1RD is received (NC)

Cllr Clarke re-joined the meeting and resumed as Chair.

RESOLVED: That there is an amendment to the order of the planning applications to be considered (NC)

222. Planning applications received to date

Application No: 18/0164M

Location: Coppice Farm, Coppice Road, Poynton, SK12 1SP

Applicants Name: Mr Finch

Proposal: Demolition of existing steel framed barn, renovation of existing redundant farm building and conversion into 4 self-contained private dwellings

Recommendation: That in principle there is no objection to the redevelopment of this site subject to Cheshire East being satisfied that access to the site is commensurate with road safety and that there is adequate infrastructure in particular sewage facilities due to complaints received from residents of Coppice Road regarding the inadequate sewage facilities causing back up at times of high usage. **(NC)**

Application No: 17/4903M

Location: 17 Anglesey Drive, Poynton, SK12 1BT

Applicants Name: Reuben Singh

Proposal: Enhanced façade with stone features and new windows, second floor dormers and chimneys. Increase in size of previously approved 2 storey rear extension

Recommendation: Refusal on the basis of RO3RD (Cramped development). The proposal would by reason of scale, form and design be out of keeping with the character of the existing properties in the immediate vicinity of the site **(NC)**

Application No: 17/6402M

Location: 9 Warren Lea, Poynton, Sk12 1BP
Applicants Name: Mr John Dale
Proposal: Proposed rear extension and dormer to existing bungalow
RESOLVED: No objection (NC)

Application No: 17/6443M
Location: 32 Tulworth Road, Poynton, SK12 1BL
Applicants Name: Mr McKinlay
Proposal: Proposed two storey and single storey front and rear extensions
RESOLVED: No objection (NC)

Application No: 18/0078M
Location: 7 Sandringham Drive, Poynton, SK12 1JQ
Applicants Name: Mr Draper
Proposal: Proposed single storey rear extension
RESOLVED: No objection (NC)

Application No: 18/0099M
Location: 13 Brookfield Avenue, Poynton, SK12 1HZ
Applicants Name: Mrs S Wilson
Proposal: Two storey side and rear extension to dwelling
RESOLVED: No objection (NC)

Application No: 18/0196M
Location: 43 Shrigley Road, Poynton, SK12 1TF
Applicants Name: Mr Thomas Hamnett
Proposal: Single storey rear extension and associated structural works
RESOLVED: No objection (NC)

Application No: 18/0204
Location: 35 Vernon Road, Poynton, SK12 1LP
Applicants Name: Mrs Julianna Wilmott
Proposal: Proposed single storey rear extension to provide additional living accommodation
RESOLVED: No objection (NC)

Cllr Mrs Saunders left the meeting at 9.25pm

Application No: 18/0211M
Location: 6 Woodland Rise, Poynton, SK12 1AH
Applicants Name: Mr Robert Colin
Proposal: Conversion of existing garage into family room & utility
RESOLVED: No objection (NC)

Application No: 18/0212M
Location: Hazelwood, Woodford Road, Poynton, SK12 1ED
Applicants Name: Ms Robinson
Proposal: Side Extension
RESOLVED: No objection (NC)

Application No: 18/0233M

Location: 16 Fielding Avenue, Poynton, SK12 1YX

Applicants Name: Mr Andrew Mason

Proposal: Proposed 2 storey side and single storey rear extension

Recommendation: The Town Council is concerned that this is causing a terracing effect but note that other properties in the vicinity have extended in a similar way **(NC)**

Application No: 18/0246M

Location: 12 Yew Tree Lane, Poynton, SK12 1PT

Applicants Name: Mr Andrew Darke

Proposal: Extensions and refurbishment of existing bungalow, plus replacement garage, boundary fencing and entrance gate

RESOLVED: No objection to the extension and refurbishment of the bungalow and the replacement of the garage but object to the proposed removal of existing hedge and trees with the replacement of a six and half foot new boundary fencing **(NC)**

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

RESOLVED: That planning application 18/0304M is deferred to next meeting due to the potential conflict of interest of two members and required quorum **(NC)**

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

RESOLVED: That decisions on Hazelbadge and Green Lane sites to be highlighted in a special edition of the PUN **(NC)**

Meeting end time: 9.40pm