

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 30th JULY 2018 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

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

In attendance: L Osborn (Town Clerk)

34. Recording of meeting

The Town 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.

35. Questions from members of the public

There were no members of the public in attendance.

36. Apologies for absence

Cllrs I Hollingworth, Mrs J Saunders and M Sewart.

37. Declarations of disclosable pecuniary or other interests

Cllr Podmore declared an interest in Application No: 18/3342M because he knows the applicant and left the chamber for this application.

38. To approve the minutes of the previous meeting held on 2nd July 2018

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 2nd July 2018 are approved (4 for, 1 abstention)

39. To receive and consider the email from Planning Enforcement at Cheshire East regarding Panache, 1 London Road South, Poynton, Sk12 1NF

RESOLVED: That the email from the Planning Enforcement at Cheshire East is received. That the matter is scheduled for the next meeting of the Planning and Environment Committee. That the Clerk raise the matter with Mr Douglas of Cheshire East on his return from leave (NC)

40. To receive and consider the Spatial Planning update from Cheshire East for June 2018

The committee considered the Spatial Planning update from Cheshire East for June 2018 and noted that the Site Allocations and Development Policies Document will allocate sites in Poynton other than the large sites in the Local Plan and the first draft will be published at the beginning of September. The Committee noted the thanks given to parish and town councils who contributed to the document.

A member noted that the planning decision about 4 – 6 Shrigley Road North includes reference to the Local Plan. Cllr Podmore noted that the application included reference that the land could be developed for new houses as it is within the boundary of the Neighbourhood Plan but this was not accepted by the Inspector.

RESOLVED: That the Spatial Planning update from Cheshire East for June 2018 is received (NC)

41. To 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 Clerk explained that despite a third attempt since further information was sent to the A6MARR Project Team on 12th March to secure the information for this meeting, no further information has been forthcoming.

RESOLVED: That the Clerk follow up with a further email and a telephone call to the A6MARR Project Team and report to the next Committee meeting (NC)

42. To receive and consider the Cheshire East Cemeteries Strategy and Cemetery Regulations

RESOLVED: That the Cheshire East Cemeteries Strategy and Cemetery Regulations consultation is received. That the Clerk respond that Poynton is not mentioned in the consultation although St George's parish churchyard is full regarding new burials, as interments may still take place in family graves (NC)

43. To receive and consider the email from the Greater Manchester Spatial Framework Consultation regarding the revised consultation timetable

The Chairman noted that the Greater Manchester Spatial Framework Consultation is important to Poynton because earlier versions included massive housing developments at High Lane and Woodford.

RESOLVED: That the notification that the consultation timetable is put back to October 2018 is received (NC)

44. To receive and consider the notice of submission for examination of the Cheshire East Community Infrastructure Levy – Draft Charging Schedule, dated 6th July 2018

Cllr Podmore noted that the Town Council working group under his chairmanship is meeting this week to consider s106 money and the community infrastructure levy possible spending

in Poynton. He noted that there is a possible Cheshire East Council community infrastructure levy examination hearing session on 11th and 12th September 2018.

RESOLVED: That the correspondence about the notice of submission for examination of the Cheshire East Community Infrastructure Levy – Draft Charging Schedule is received. That further details about the hearing sessions are awaited (NC)

45. To receive and consider a verbal report on the Neighbourhood Plan

Cllr Podmore informed the committee that the revised National Planning Policy Framework (NPPF) had been published recently so the Neighbourhood Plan must be published by January 2019. The Neighbourhood Plan group have made many changes to the draft Plan and met officers from Cheshire East Council. The aim is that the Plan will be published in September with the examination in late Autumn and the referendum before May 2019. Cllr Podmore confirmed that there are significant changes to the Green Belt in the revised NPPF and that the Town Council's planning consultant, John Knight, is considering these. The area of land known as 'Glastonbury triangle' may be kept as land safeguarded for future housing development rather than needed for immediate development due to Cheshire East Council revising their figure for the number of houses built in Poynton and the possibilities for development on land they own in Poynton.

Cllr Podmore stated that about 30 to 35 houses or about 80 properties for older people could be built on the former Vernon Infants School site.

RESOLVED: That the verbal report on the Neighbourhood Plan is received from Cllr Podmore (NC)

46. To note the action taken under SO51 in relation to the licensing application for Waitrose, 89 Park Lane, Poynton, SK12 1RD

RESOLVED: That the action taken is noted (NC)

47. Planning decision list

To receive and consider the planning decisions list, dated 25th July 2018

RESOLVED: That the planning decisions list, dated 25th July 2018, is received. That the Clerk investigate the reason why Cheshire East Council have declined to determine 18/2502M, The workshop, Shrigley Road North, Poynton (NC)

48. Planning applications received to date

Application No: 18/3103M

Location: 1 London Road South, Poynton SK12 1NF

Applicants Name: Mr Gary McCabe

Proposal: 1 Hoarding Sign

RESOLVED: No objection (NC)

Application No: 18/3186M

Location: 22 Distaff Road, Poynton SK12 1HN

Applicants Name: Mr Ryan Nash

Proposal: Proposed two storey side extension, part two storey & part single storey rear extension, new roof covering, new windows & doors and entrance porch roof.

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

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 currently enjoyed by the occupiers of that adjoining dwelling

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.

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.

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 overbearing and out of character with properties in the neighbourhood (NC)

Cllr Podmore left the Chamber.

Application No: 18/3342M

Location: 9 Hazelbadge Road, Poynton, SK12 1HE

Applicants Name: Mr G Warrington

Proposal: Proposed two storey side extension

RESOLVED: No objection (NC)

Cllr Podmore returned to the Chamber.

Application No: 18/3387M

Location: Clumber House Rest Home, 81 Dickens lane, Poynton, SK12 1NT

Applicants Name: Owen

Proposal: Variation of condition2 on approved application16/1636M to alter the plan and elevation drawing to add a window at first floor.

RESOLVED: That the Town Council recommend rejection of the planning application on the basis that the Town Council objected to the original application because it considered the then proposed extension would be too close to neighbouring properties. The Town Council maintains that view and therefore objects to this application (NC).

Application No: 18/3398M

Location: 92 Worth Clough, Middlewood Road, Poynton, SK12 1SH

Applicants Name: Mr Daniel Brocklehurst.

Proposal: Demolition of existing out-rigger and construction of two storey rear extension.

RESOLVED: That the Town Council is surprised that in view of the property being listed there is no listed building application and so subject to the

Cheshire East Council Listed Buildings Officer being satisfied, the Town Council has no objection (NC)

Application No: 18/3411M

Location: 86, Worth Clough, Poynton SK12 1SH

Applicants Name: Mr Daniel Brocklehurst

Proposal: Demolition of existing out-rigger and construction of two storey rear extension.

RESOLVED: That the Town Council is surprised that in view of the property being listed there is no listed building application and so subject to the Cheshire East Council Listed Buildings Officer being satisfied, the Town Council has no objection (NC)

Application No:18/3420M

Location: Three Beeches, Towers Road, Poynton, SK12 1DD

Applicants Name: Mrs J Leach

Proposal: Outline planning permission for demolition of Three Beeches and the construction of 3 no two storey detached houses.

RESOLVED: That the Town Council recommends objection on the basis that; the proposal is out of character with the immediate vicinity as it is identified as a low density area in the Local Plan (NC)

R01TR – Loss of protected trees. The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are the subject of the Tree Preservation Order. The loss of these trees is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located.

R02TR – Threat to protected trees. The proposed development by virtue of its size and siting would result in a threat to the continued well being of existing trees which are the subject of the TPO. The loss of these trees is considered unacceptable because of the impact upon the general amenity and character of the area in which the application site is located.

The trees are populated by bats, which are a protected species.

Using one shared driveway may provide inadequate access for example for a dust cart, and poor access to the highway.

Towers Road is unadopted and not suitable for more traffic

There are concerns about drainage and possible flooding as highlighted by United Utilities (NC)

Application No: 18/3623M

Location: Sovereign House, London Road South, Poynton SK12 1NJ Applicants Name: Mr Sanjay Shah

Proposal: Advertisement for free standing hoarding sign to display details of those involved in construction of the development on the site.

RESOLVED: That the Town Council recommends objection on the basis of:

R01AV – Detrimental to amenity – non illuminated. The proposed sign by reason of its size, siting and design would be out of character and detrimental to the general visual amenities of the area (NC)

Application No:18/3628M

Location: Lilywhite Barn, Princes Incline, Towers Road, Poynton SK12

1DEApplicants Name: Mr Tony Reece

Proposal: Garden shed with decking.

RESOLVED: That the Town Council recommends no objection subject to it remaining a shed as an adjunct to Lilywhite Barn (NC)

Application No:18/3635M

Location: 18, Clifford Road, Poynton SK12 1HY

Applicants Name: Mr Paul McCourt

Proposal: Two storey side extension, single storey front & rear

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.

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

RESOLVED: That the Cheshire East Cemeteries Strategy and Cemetery Regulations consultation is publicised (NC)

Meeting end time: 8.55pm

Chair.....

Dated.....