

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 3RD SEPTEMBER 2018 AT THE CIVIC
HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: C Gorst, I Hollingworth, Mrs S Horsman and M Sewart

Officers in attendance: L Osborn (Town Clerk) and T Juss (Minute Taker)

50. Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purposes of minute taking and the recording is deleted within a week when draft minutes are produced.

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

51. Questions from members of the public

There were no questions from members of the public in attendance.

52. Apologies for absence

Cllrs M Beanland, T Holbrook, L Podmore and Mrs J Saunders.

53. Declarations of disclosable pecuniary or other interests

There were no declarations of interest.

54. Minutes of the previous meeting held on 30th July 2018

RESOLVED: That the minutes of the Planning and Environment committee meeting held 30th July 2018 are approved (NC)

55. Agree Town Council representation at the Cheshire East Strategic Planning Board Meeting on 26th September 2018 for the planning application for the land at Hazelbadge Road

It was reported that it was doubtful that the Cheshire East Strategic Planning Board Meeting will consider the planning application for the land at Hazelbadge Road on 26th September 2018. Members proposed that this

agenda item is deferred but if a decision is required the matter is referred to the Chair and Vice Chair of this committee under delegated powers.

RESOLVED: That agreement on the Town Council representation at the Cheshire East Strategic Planning Board Meeting on 26th September 2018 for the planning application for the land at Hazelbadge Road is deferred. That if a decision is required the matter is referred to the Chair and Vice Chair of this committee under delegated powers (NC)

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

The Clerk has received an update on the request to the A6MARR Project Team for information regarding the new access road on Woodford Road. The Clerk spoke on the update received from Emma Hughes, A6MARR Project Team, on 3rd September 2018:

- CEC are due to submit a planning application for the access road.
- The timescales and the processes will be checked and the Town Clerk will be informed.
- This is a planning application and not an enforcement issue.
- No reference number has been assigned to the Planning application.
- The road has been built.
- Emma Hughes sent the information to the CEC planning officer to find out if the build is permitted under Highway Powers or if it needs a specific planning application. It has been confirmed that this is the only access road where an application is required because it followed the original application.
- The planning application was confirmed at the public inquiry into the Side Roads Order and then subsequently there were discussions because of the design that followed the Inquiry due to the difference in height of the land, the access road had to be extended and so planning consent is being sought.
- The road was built before planning approval was sought because it was not anticipated that planning consent would be necessary.

Members noted that this information has only come to light because the Town Council have continued to pursue the matter.

RESOLVED: That the update from the Town Clerk following a request to the A6MARR Project Team for information regarding the new access road on Woodford Road is received. That the Town Clerk contact the CEC planning department to find out if they aware of when this matter will reach the Town Council because the road has been built for some considerable time (NC)

A member of the public noted their concerns that a Council should conduct and function in this way and this matter has only emerged because the

Poynton Town Council pursued the issue. The Chair clarified that this matter has been managed by Stockport Council rather than by Cheshire East.

57. Receive and consider an update to the email from Planning Enforcement at Cheshire East Council regarding Panache, 1 London Road South, Poynton SK12 1NF

The Clerk informed the meeting that no update has been received from Planning Enforcement at Cheshire East Council regarding Panache, 1 London Road South, Poynton SK12 1NF. The Clerk has tried several times to contact the relevant member of staff for an update.

RESOLVED: That the Clerk continues to pursue the Planning Enforcement issue at Cheshire East Council regarding Panache, 1 London Road South, Poynton SK12 1NF. That the Clerk contact the Head of Service and pursue the issue with the management at CEC as necessary (NC)

58. Receive and consider the appeal decision from the Inspector re 17/5569M, Land between 4 and 6 Shrigley Road North, application for Outline planning permission, with all matters reserved, for a development of two 4/5 bedroomed detached properties

RESOLVED: That the appeal decision to dismiss the appeal from the Inspector re: 17/5569M, Land between 4 and 6 Shrigley Road North, application for Outline planning permission, with all matters reserved, for a development of two 4/5 bedroomed detached properties is received (NC)

59. Note the action taken under SO 51 (a) regarding the submission for examination of the Cheshire East Community Infrastructure Levy – Draft Charging Schedule

RESOLVED: That the action taken under SO 51 (a) regarding the submission for examination of the Cheshire East Community Infrastructure Levy – Draft Charging Schedule is noted (NC)

60. Receive and consider the response to Cheshire East Council's First Draft Site Allocations and Development Policies Document

To receive and consider the list of approved planning applications in Poynton

Members received and considered the response to Cheshire East Council's First Draft Site Allocations and Development Policies Document. A Member advised that of the four proposals the Poynton High School development could be opposed as unnecessary due to the development in Adlington and

also this would be a ribbon development. Another Member stated that the land tends to be waterlogged however this was challenged by other Members and it was noted that an option could be to leave the land undeveloped.

RESOLVED: That the response to Cheshire East Council's First Draft Site Allocations and Development Policies Document is received. That Mr Knight is requested to draft a submission based on previous approaches to these matters. That Cllr Clarke will produce a reconciliation between the list of houses completions and planning consents granted which CEC have provided with the Town Council records. That the matter be considered further at the Planning and Environment committee meeting on 24th September 2018 (NC)

61. Receive and consider the planning decisions list, dated 29th August 2018

RESOLVED: That the planning decisions list, dated 29th August 2018, is received (NC)

62. Planning applications received to date

Application No: 18/3599M
Location: 8 Coppice Road
Applicants Name: Mr & Mrs Bowden
Proposal: Rear extension and new garage
Recommendation: No objection (NC)

Application No: 18/3613M
Location: 20, Distaff Road, Poynton, SK12 1HN
Applicants Name: Mr Matthew Deacon
Proposal: Double storey/side rear extension, garage construction and pitched roof addition to porch
Recommendation: Rejection on the basis of RO6RD (extension unneighbourly), RO5RD (inadequate space around buildings), R03RD (cramped development) (4 for, 1 abstention)

Application No: 18/3797M
Location: 38, Woodford Road, Poynton SK12 1DY
Applicants Name: Mr S Bown
Proposal: Two storey side and single rear storey extension
Recommendation: Rejection on basis of R03RD (cramped development), R05RD (inadequate space around buildings) and the Town Council comment that it is next to a public right of way and ask that the Public Right of Way Officer is consulted to ensure that the right of way will not be interfered with (4 for, 1 abstention)

Amended to the public right of way resolution: Note the application site borders a public rights of way and the Town Council agrees with the comments and recommendations of the Public Right of Way Officer

Application No: 18/3798M
Location: Unit 2 14, London Road South, Poynton SK12 1NJ
Applicants Name: Mr Ben Smith
Proposal: Change of use from A1 Retail to Sui Generis
Recommendation: No objection (NC)

Members of the public left the meeting.

Application No: 18/3803M
Location: 233, Park Lane. Poynton, SK12 1RH
Applicants Name: Mr Henderson
Proposal: Single storey rear extension, alterations to the roof of the existing extension, new windows in the rear and render the front and rear elevations
Recommendation: Rejection on the basis of RO6RD, that it is unneighbourly and comment that the rendering is out of character because the other properties are brick terraces which have never been rendered (NC)

Application No: 18/3818M
Location: 129, Coppice Road, Poynton SK12 1SN
Applicants Name: Mr Mohammad Tadayon
Proposal: Demolition of existing derelict retail unit and replacement with a block of 4, two bedroom dwellings
Recommendation: Rejection on the basis of R03RD, R07RD and believe that proposed car parking at the rear is too cramped and it will be difficult to access the rear for the dust cart and difficult for traffic to manoeuvre at the rear and the location of the proposed bin store near the neighbours' gardens is anti-social. The car parking at the front of the bin store means the arrangements for the bin store are unsustainable (NC)

Application No: 18/3856M
Location: Quarnford, Towers Road, Poynton, SK12 1DF
Applicants Name: Mr Peter Mulroy
Proposal: Infill development on garden site of four bedroom detached house and garages and demolition of existing garage
Recommendation: Rejection on the basis that the development is in the Green Belt and should be regarded as an inappropriate site for an infill development. The proposed development is obtrusive and out of character with the existing properties in the area; 'Quarnford' and the neighbouring house are bungalows and will be out of character with those and being on a prominent and raised site may lead to privacy issues with other properties nearby. This is a ribbon development (NC)

Application No: 18/3877M
Location: 190, Woodford Road, Poynton, Stockport, SK12 1EH
Applicants Name: Mr & Mrs Dominic Orsini

Proposal: Demolition of existing garage and construction of Garden Room
Recommendation: No objection providing CE are satisfied that it does not breach Green Belt policies (NC)

Application No: 18/3881M

Type of Application: Full Planning

Location: Unit 4b of a parade of 3 retail units kn, Unit 4b, 4B, Park Lane, Poynton, SK12 1RE

Applicants Name: Mr Gareth Capel

Proposal: Change of use of 4b, formerly 6 Park Lane, Poynton from A1 retail to D2, Hot Yoga Studio, including new fascia logo/signs

Recommendation: No objection (NC)

Application No: 18/3882M

Type of Application: Advertisement Consent

Location: 4b, Park Lane, Poynton SK12 1RE

Applicants Name: Mr Gareth Capel

Proposal: Change of use of Unit 4b, formerly 6 Park Lane, Poynton from A1 retail to D2, Hot Yoga Studio, including new fascia logo/signs

Recommendation: No objection (NC)

Application No: 18/3905M

Location: 9 Millstone Close, Poynton, Stockport, SK12 1XS

Applicants Name: Mr Jeremy Pepper

Proposal: Single storey side extension increasing the kitchen and adding a utility room. Extension over garage creating two storeys at the rear of the property for a new dressing room and en-suite. New porch added to main front entrance. Window proportions altered as a result of lowering the sills. Front elevation rendered

Recommendation: The Clerk to contact CE and inform them that the plans are not on the website therefore unable to comment. Request CE to email the plans so that they can be circulated by email to councillors in attendance at this meeting so a decision can be taken under SO51 (NC)

Application No: 18/4012M

Location: 58 Chester Road, Poynton SK12 1HA

Applicants Name: Mr David White

Proposal: It is proposed to convert or rebuild if necessary an existing garage into garage/gym

Recommendation: Comment that the Town Council do not object in principle but are concerned of the possible impact of noise on neighbouring properties and that if CE are inclined to give permission then there should be a strict condition that there is no commercial use and used only by the occupants of Chester Road (NC)

Application No: 18/4049M
Location: 40 London Road South, Poynton SK12 1LF
Applicants Name: Mr Ben Cox
Proposal: Demolition of existing rear extension and conservatory. Proposed ground floor single storey extension to side and rear of property
Recommendation: No objection (NC)

Application No: 18/4113
Location: 13 Fountain Place, Poynton, SK12 1QX
Applicants Name: Mr M Quinn
Proposal: Proposed installation of solar panels
Recommendation: No objection in principle providing CE are satisfied that light will not reflect off the solar panels either causing disturbance to occupants of nearby properties or cars driving around the busy junction at Fountain Place (NC)

Application No: 18/4129M
Location: 104 Mallard Crescent, Poynton SK12 1HT
Applicants Name: Mr& Mrs Statham
Proposal: Ground floor single storey extension to front elevation.
Recommendation: No objection (NC)

Application No 18/4176M
Location: 22 Oakfield Road, Poynton, SK12
Applicants Name: Mr P Smith
Proposal: Proposed side and rear extensions
Recommendation: No objection (NC)

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

That attention is drawn to the SADP consultation and urge residents to forward their views to CEC.

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

Meeting end time: 9.20pm

Chair

Dated.....