

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 5<sup>TH</sup> MARCH 2018 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, L Podmore and Mrs J Saunders

239. 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.

240. Questions from members of the public

There were no questions from members of the public.

241. Apologies for absence

Cllrs T Holbrook, I Hollingworth, Mrs S Horsman and M Sewart.

242. Declarations of disclosable pecuniary or other interests

Cllr Beanland declared an interest in applications 18/0643M and 18/0843M and will leave the meeting for these items.

Cllr Clarke declared an interest in application 18/0643M and will leave the meeting for this item.

Cllr Gorst declared an interest in application 17/5004M and will leave the meeting for this item.

243. It was proposed that the order of the agenda is amended to take the following items of business first: 18/0617M and 18/0643M

**RESOLVED: That the order of the agenda is amended as stated (NC)**

244. Application No:18/0601M

Location: Land adjoining Coppice Road, Poynton, SK12 1SP

Applicants Name: Mr & Mrs Webb

Proposal: Proposed erection of two detached bungalows, associated access and landscaping works.

Hayley Whitaker, a resident, spoke against the application:

Whilst there is no precedence in planning, the historiography of this site is important in this case. A previous application, 14/4503M, to build dwellings on the site was rejected by Cheshire East and subsequently went to appeal which was again rejected. The appeal in relation to this site dealt specifically with the issue of Green Belt.

The site isn't on the brownfield register drawn up by Cheshire East. This site is greenfield within the Green Belt. Any development would impact on the openness of the Green Belt contrary to the National Planning Policy Framework (NPPF). The planning inspector in the previous appeal found this to be the case. The planning inspector commented that development of this land would be an introduction of buildings into an open countryside site and therefore would impact and detract from the openness of the Green Belt.

The appeal also provided some indication in relation to this site as infill. This site is not an infill site. The site is too large to be limited infilling under the definition contained in the NPPF. This is confirmed in the previous appeal but also in the pre-application advice for this current application. The site is said to be 55m across so the site is too large to come under the definition of infilling.

A decision on a recent application for a development on Shrigley Road North near the current development under discussion confirmed that the site was too large to comply with the definition on limited infilling. In addition, the Cheshire East planning officer, in this other application suggested that the site was not within a village boundary and therefore Higher Poynton could not come under the definition of a village and could not satisfy the exception of limited infilling.

There are also issues with utilities and sewage. The sewers tend to flood into gardens opposite the proposed development. There are access issues because of increased traffic, equestrian activities, cyclists and tourists which will also cause problems and this will be exacerbated by the new development at Spring Bank Farm.

Members discussed the application:

- There is very little material difference between the previous application on this site and the current application.
- The Cheshire East Local Plan provides increased protection to the Green Belt land as Green Belt sites have already been released for housing and the remaining Green Belt land should be sacrosanct.
- Further development in the area would detract from the openness of the Green Belt.
- This is not a brownfield site. Although the applicant states that it was previously used as a council depot, this must have been at least 40 years ago. There has been no commercial use of this site for a considerable period of time.
- The site is not an eyesore but is a pleasant natural area.

Recommendation: Refusal on the basis of:

1. RO4LP – The proposal is an inappropriate form of development within the Green Belt
2. The plot width of 60 yards is such that it is not a small gap between houses or an infill development.

3. Development on this site would create ribbon development which would have the effect of urbanising the area and destroy the openness of the Green Belt.
4. The site is visible from nearby public footpaths (Footpaths 45 and 48) as well as from Coppice Road.
5. The proposal would increase the number of traffic movements on Coppice Road a road that is already heavily used by an unsuitable level of traffic.
6. There is concern about the infrastructure of the utilities in the area, in particular both the electricity supply and the capacity of local sewers with residents complaining of sewage backing up into their houses and gardens.
7. The proposed development is a threat to the openness of the Green Belt in the area as there is currently an unimpeded view south from Coppice Road at this point.
8. The site is not an eyesore but a pleasant natural feature in the area.
9. The site is not a brownfield site, it has not been in any form of commercial use for at least 40 years and is not listed on Cheshire East register of Brownfield sites(NC)

*Cllrs Clarke and Beanland left the meeting for application 18/0643M*

*Cllr Podmore took the Chair*

245. Application No:18/0643M

Location: 51 Park Lane, Poynton, SK12 1RD

Applicants Name: Mr Colin Bavins

Proposal: Conversion of existing beauty salon into micro pub/bar

Recommendation: No objection (NC)

*Cllrs Clarke and Beanland returned to the meeting and Cllr Clarke resumed the Chair.*

246. Approve minutes of meeting held on 12<sup>th</sup> February 2018

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 12<sup>th</sup> February 2018 are approved (NC)**

247. To agree Town Council representation at the Cheshire East Strategic Planning Board Meeting on 28<sup>th</sup> March 2018 for the planning application for the land at Hazelbadge Road

**RESOLVED: That the Deputy Clerk ask Cllr Hollingworth whether he was able to represent the Town Council at the Cheshire East Strategic Planning Board meeting. If Cllr Hollingworth is unable to attend the meeting, Cllr Podmore will represent the Town Council. The Deputy Clerk to request from Mr Knight a briefing note for the meeting (NC)**

248. To receive and consider the notice of application for a premises licence for Panache One London Road, 1 London Road, Poynton, SK12 1NF

**RESOLVED: That the notice of application to for a premises licence for Panache One London Road is received (NC)**

**249. RESOLVED: That the meeting is adjourned to resume following the completion of the full Town Council meeting (NC)**

The meeting resumed at 8.45 pm

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst and Mrs J Saunders

250. Planning applications received to date:

*Cllr Gorst left the meeting for application no. 17/5004M*

Application No: 17/5004M

Location: 2 & 4 London Road South, Poynton, SK12 1NJ

Applicants Name: Mr Rob North

Proposal: The construction of 3no. new town houses on the land to the rear of nos 2 & 4 London Road South

Recommendation: Rejection on the basis of:

RO1RD (Backland development). 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.

RO3RD (Cramped development). The proposal by reason of scale, form and design would 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.

RO7RD (Development unneighbourly). The proposed development by virtue of its size, design and position relative to adjoining properties in Abbey Court and Fountain Close would be unduly dominant when viewed from adjoining properties.

RO2TR (Threat to protected trees). The proposed development would result in a threat to the continued well being of existing trees which are subject to tree preservation orders.

RO3TR (Loss of trees contributing to amenity). The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are of amenity value to the area as a whole.

RO2HW (Inadequate visibility). The proposal would be contrary to the interests of highway safety by reason of inadequate visibility at the point of access onto London Road South.

RO3HW (Additional turning movements) The proposal would be contrary to the interests of highway safety due to the fact that the number of turning movements into and out of the site (on to London Road, which is already exceptionally busy) that would result from the development would result in an increased danger to other road users on the highway network in the vicinity.

RO4HW (Inadequate turning) The proposal would be contrary to the interests of highway safety as it would result in inadequate facilities available or retained within the site to allow vehicles to enter and leave the site in a forward direction and would result in reversing manoeuvres onto the highway.

RO5HW (Inadequate service provision) The proposed development makes inadequate provision for service vehicles to load and unload thereby resulting in a threat to highway safety.

The proposed access road is exceptionally close to Number 4 London Road South which the Town Council believes would be unneighbourly.

There is inadequate provision for parking within the proposed site layout for the three new properties but also the existing two properties at 2 & 4 London Road South.

The building is close to St George's Church which is a listed building and the height of the proposed building (10m) would detract from the appearance of St George's Church as viewed from certain vantages (NC)

*Cllr Gorst rejoined the meeting.*

Application No: 17/5809M

Location: 7 Anglesey Drive, Poynton, SK12 1BT

Applicants Name: Mr and Mrs M. A. Francis

Proposal: New dwelling (and demolition of existing dwelling)

Recommendation: Rejection

This is out of character with the neighbouring developments which although large in terms of floor area are bungalows whereas this is a substantial two storey development.

RO7RD. The development is overbearing and unneighbourly with particular reference to the balcony overlooking property. The Town council were concerned by the points raised by United Utilities that the site could cross a public sewer and potentially interfere with it. In addition, there are drainage issues because parts of Anglesey Drive flood regularly in wet weather.

Application No: 17/6196M

Location: Sovereign House, Queensway, Poynton, SK12 1JG

Applicants Name: Pets at Home

Proposal: Advertisement consent for 4 external internally illuminated corporate image signage

Recommendation: No objection (NC)

Application No: 18/0501M

Location: 25 Brookside Avenue, Poynton, SK12 1PW

Applicants Name: Miss Nick Piper

Proposal: Two storey side and single rear extension with new pavement crossing for off road parking

Recommendation: No objection subject to CE Highways Department being satisfied that the proposed extension will not obstruct visibility at the junction of Cedar Close and Brookside Avenue (NC)

Application No: 18/0617M

Location: 33 Woodside Lane, Poynton, SK12 1BB

Applicants Name: Mr Russell Vidler

Proposal: Building of new bedroom, dressing room and en-suite at first floor above existing garage

Recommendation: No objection (NC)

Application No: 18/0666M

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

Applicants Name: Co-operative Food

Proposal: Advertisement for one fascia sign, one projecting sign and three wall mounted flat aluminium panels

Recommendation: No objection (NC)

Application No: 18/0716M

Location: Tree Tops, South Park Drive, Poynton, SK12 1BS

Applicants Name: Mrs Yvonne Withers

Proposal: Change flat roof on garage to pitched and extend at rear

Recommendation: No objection (NC)

Application No: 18/0753M

Location: 3 Woolley Avenue, Poynton, SK12 1XU

Applicants Name: Miss Katie Moyes

Proposal: Variation of condition 2 on approval 16/1978M – proposed new dwelling house in existing garden

Recommendation: To reiterate that the Town Council objected previously and to send back the previous comments:

“Recommend objection on the basis of: R03HW – Additional turning movements.

London Road South is a busy road and this is near the junction with Woolley Avenue.

It is out of character with the houses in the area near Woolley Avenue. R03RD – cramped development” (NC)

Application No: 18/0785M

Location: 213 Chester Road, Poynton, SK12 1DS

Applicants Name: Mr and Mrs Marsh

Proposal: Demolition of existing conservatory and detached store. New two storey side and single storey rear extension

Recommendation: Rejection 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.

RO6RD Extension Unneighbourly – The proposed extension by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of neighbouring properties

*Cllr Beanland left the meeting for application no 18/0843M*

Application No: 18/0843M

Location: 42 London Road South, Poynton, SK12 1LF

Applicants Name: Mr Gary Simpson

Proposal: Side and rear extension

Recommendation: No objection (NC)

*Cllr Beanland rejoined the meeting.*

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

**RESOLVED: There were no communication messages arising from this meeting (NC)**

Meeting end time: 9.10pm