

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 8<sup>TH</sup> JANUARY 2018 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: C Gorst, Mrs S Horsman and L Podmore

193. 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.

194. Questions from members of the public

There were no questions from members of the public.

195. Apologies for absence

Cllrs M Beanland, T Holbrook, Mrs J Saunders and M Sewart.

196. Declarations of disclosable pecuniary or other interests

None.

197. Approve minutes of meeting held on 18<sup>th</sup> December 2017

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 18<sup>th</sup> December 2017 are approved (NC)**

198. Note the correspondence from Emma Hughes, A6MARR Project Team at Stockport Council, dated 21st December 2017, regarding the new access road off Woodford Road

In response to the query about the access road the Clerk has emailed Emma Hughes requesting clarification on the exact section of the Inspector's Report in which this is referenced.

**RESOLVED: That the correspondence from Emma Hughes, A6MARR Project Team at Stockport Council, dated 21st December 2017, regarding the new access road off**

**Woodford Road is received. That the matter is pursued and included on the next meeting agenda (NC)**

199. Note the response to the Cheshire East Housing Consultation submitted on the 16th December under SO51

**RESOLVED: That the response to the Cheshire East Housing Consultation submitted on the 16th December under SO51 is noted (NC)**

200. Receive a report from the Neighbourhood Plan Steering Group

Cllr Podmore provided the following update on the Neighbourhood Plan:

- The Neighbourhood Plan consultation is available on the Poynton Town Council website.
- The consultation will be publicised in the PUN and includes a statement on the 650 units that have been imposed on the Town Council by Cheshire East Council.
- This will be a 10 week consultation.
- The consultation will also be included in the local press, Facebook and noticeboards.
- The plan will be submitted to Cheshire East Council by April 2018.
- The Neighbourhood Plan should be ready for a referendum to be held in the autumn 2018.
- Dependent on the outcome of the referendum the Neighbourhood Plan may be adopted by the end of 2018.

Members considered the draft email requesting the environmental screening assessment prepared by Mr John Knight. Members agreed that the Deputy Clerk will reword the response based on the email from Mr Knight on behalf of the Town Council.

**RESOLVED: That the update on the Neighbourhood Plan Steering Group is received. That the text for the request to Cheshire East Council for the environmental screening assessment, subject to minor rewording, is approved (NC)**

201. Receive the correspondence from Frank Jordan, Executive Director Place and acting Deputy Chief Executive at Cheshire East Council in relation to the land off Middlewood Road and the new homes bonus

Members considered the correspondence from Frank Jordan, Executive Director Place and acting Deputy Chief Executive at Cheshire East Council in relation to the land off Middlewood Road and the new homes bonus. Members agreed that they would like to meet with Mr Jordan but noted the lack of detail in the policy which makes it difficult to consider in those terms and the Town Council would request written details to consider ahead of a meeting.

**RESOLVED: That the correspondence from Frank Jordan, Executive Director Place and acting Deputy Chief Executive at Cheshire East Council in relation to the land off Middlewood Road and the new homes bonus is received. That the Town Council**

**respond to confirm that they would like to meet with Cheshire East Council but request written details in advance of a meeting on how this process would work (NC)**

202. Receive and consider a report prepared by the Deputy Clerk on air quality monitoring

The Deputy Clerk has prepared a graph based on air quality monitoring readings from Cheshire East Council. Members expressed their continued concern about the quality of the air quality monitoring and the lack of information available.

**RESOLVED: That the report prepared by the Deputy Clerk on air quality monitoring is received. That the Deputy Clerk approach Cheshire East Council to find out details about the availability and cost of placing additional diffusion tubes on arterial roads in Poynton. (NC)**

203. Receive the s16 consultation to the draft Disley Neighbourhood Plan and consider a response

**RESOLVED: That the s16 consultation to the draft Disley Neighbourhood Plan is received. That the Deputy Clerk seek the opinion of Mr John Knight. That Mr Knight is requested to consider any issues for Poynton both positive / negative and if appropriate, prepare a report. That this item is deferred to the next committee meeting for consideration (NC)**

204. Note the letter received from Adam Godbold, Poynton Relief Road Project Team in response to the query about stopping up Chester Road

The Committee welcomed Mr Godbold's confirmation that Chester Road will not be closed to the west of Poynton, and that the "stopping up" notice was a legal requirement when building a bridge over the new Poynton Relief Road".

**RESOLVED: That the letter received from Adam Godbold, Poynton Relief Road Project Team in response to the query about stopping up Chester Road is received (NC)**

205. Receive and consider the Cheshire East Pharmaceutical Needs Assessment Consultation and agree a response to the survey

Members considered the Cheshire East Pharmaceutical Needs Assessment Consultation and the report prepared by Cllr Clarke and noted the following points:

- The Poynton, Disley and Bollington cluster have the lowest number of community pharmacists by population in Cheshire East.
- The pharmacists do not open on a Sunday.
- The pharmacists in the Poynton cluster are joint busiest (alongside Macclesfield's) in Cheshire East.

- On page 37, the stated number of houses to be built is incorrect and does not include the Woodford development.
- The pharmacies in Poynton are heavily used and have no spare capacity.

**RESOLVED: That the Cheshire East Pharmaceutical Needs Assessment Consultation and the report prepared by Cllr Clarke is received. That the Town Council respond to the survey based on the report prepared by Cllr Clarke. That the survey response is approved under SO51 and submitted before the deadline on Friday 12<sup>th</sup> January 2018 (NC)**

206. Receive and consider the notice of application to vary the premises licence for Vinehop, 5 Fountain Place, Poynton, SK12 1QX

**RESOLVED: That the notice of application to vary the premises licence for Vinehop, 5 Fountain Place, Poynton, SK12 1QX is received. That the issue of Vinehop customers intruding onto the public footway be raised at the next COPS meeting. That the Deputy Clerk raise this issue with the Chair of the COPS committee (NC)**

207. Receive and consider the notice of application for a street trading consent for Stomping Ground Coffee at Spinners Lane, Poynton

Concern was raised that the site of the vehicle may encourage on street car parking bearing in mind the traffic problems caused by the railway company imposing car parking charges at the station car park. That Spinners Lane is normally congested and there is a serious problem in the area with people parking on the street and concern that this will aggravate the situation. The vehicle might be better sighted in the railway station car park.

**RESOLVED: That the notice of application for a street trading consent for Stomping Ground Coffee at Spinners Lane, Poynton is received. That the Deputy Clerk respond to the application in the terms set out above (NC)**

208. Receive and consider the notice of appeal dated 19th December 2017 in respect of The Workshop, Shrigley Road North, Poynton

**RESOLVED: That the notice of appeal dated 19th December 2017 in respect of The Workshop, Shrigley Road North, Poynton is received. That the Town Council write to the Planning Inspector and reiterate the previous reasons for rejection (NC)**

209. Receive and consider the Planning Decision List dated 8th January 2018

Members noted that Sovereign House and Vets for Pets have been approved with conditions despite objections and considerable representation by members of the public.

**RESOLVED: That the Planning Decision List dated 8th January 2018 is received (NC)**

## 210. Planning applications received to date

Application No: 17/6315M

Location: 14 Vernon Road, Poynton SK12 1LP

Applicants Name: Mr & Mrs Gould

Proposal: Proposed single storey extension to rear elevation and single storey porch extension to front elevation

**RESOLVED: No Objection (NC)**

Application No: 17/6381M

Location: 97 Vernon Road, Poynton SK12 1YS

Applicants Name: Mr Martin Bailey

Proposal: Rear single storey brick & tile construction for kitchen/dining extension

**RESOLVED: No Objection (NC)**

Application No: 17/6396M

Location: 59 Micawber Road, Poynton SK12 1UP

Applicants Name: Mr Daniel Eckersley

Proposal: Two storey side and ground floor rear extension

**RECOMMENDATION: Refusal on the basis of:**

**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.

**R05RD** – The proposed development would provide inadequate space around and between buildings.

**R06RD** – Extension unneighbourly to next door property.

Application No: 17/6481M

Location: 37 Anglesey Drive, Poynton SK12 1BU

Applicants Name: Mr Les Dux

Proposal: First floor front and rear dormer extensions with new gable.

**RESOLVED: No Objection (NC)**

## 211. Communication Messages

The following communication messages from this meeting were agreed:

- Neighbourhood Plan Consultation
- CE Pharmaceutical Needs Assessment Consultation

**RESOLVED: That the communications messages as stated are approved (NC)**

Meeting end time: 9.00pm