

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 17TH DECEMBER 2018 AT THE COUNCIL CHAMBER, CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst and Mrs S Horsman

Officers in attendance: H Barlow (Deputy Town Clerk) and T Juss (Minute Taker)

The Chair proposed a change to the order of business, to consider Application No: 18/5737M following agenda item 4.

RESOLVED: That the order of business is amended to consider Application No: 18/5737M following agenda item 4 (NC)

114. Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purpose 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.

115. Questions from members of the public

Questions from members of the public were received under the relevant agenda item.

116. Apologies for absence

Cllrs I Hollingworth, L Podmore and Mrs J Saunders and M Sewart

117. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

118. Planning Application

Application No: 18/5737M. Location: Land off Shrigley Road North, Poynton

Applicants Name: Mr Jonathan Bailey

Proposal: Demolition of the existing structure and the construction of a three bedroom dwelling, with associated external landscaping works and the formation of two parking spaces

The Chair invited members of the public in attendance to speak on the application. A resident spoke as follows to object to the application:

- This is the fourth application for this site during a short space of time; there was a withdrawal, a rejection and a rejection on appeal.
- This application is far too similar to the previous construction. The proposal is for a 3 storey dwelling, 3 bedroom property of an awkward shape.
- It is out of character with the area.
- The development violates the existing building line. Cheshire East Council advised that the building should be built further back but now the dwelling is pushed up against the neighbour's private garden with no gap between the properties. There is a detrimental impact on neighbouring properties.
- Instead of a fence, there is now a proposed 2 metre brick high wall; the concern is that this will need a deep dig down.
- In summary, the objections remain the same as previously. There remains digging down of 1 metre, the size of the property is of concern and the dwelling is larger than the current build footprint.
- The development as an in-fill plot in the Green Belt is now contested on the grounds that a later application on the same road states that the area is no longer a village; this has been stated by Cheshire East Council. On this basis, submission on the exception to build in the in-fill is void.
- There has been flooding recently around properties next door to the proposed site. It has been discovered that the only soakaway for the terrace houses on this road is the site of the proposed development. This will cause major flooding. The status of the soakaway is currently being investigated with United Utilities.

The Chair informed the meeting that Cllr Mrs Saunders has requested that the application is called in to be discussed at the Northern Planning Committee.

The Chair invited members to consider the application. A member noted that an application for a development on Coppice Road was rejected on appeal on the basis of openness to the Green Belt. Another member noted that there have been subsidence issues in the past, also the application does not differ materially from the previous applications. The following recommendation was received.

Recommendation: That the Town Council note that there is very little difference to the previous application to the site and 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.

RO7RD – Development unneighbourly.

The site is in the Green Belt and should be treated with special sensitivity and care particularly as regards openness. It is a ribbon development and it projects well

forward from the existing building line. In between the site and the former railway line are two residential gardens and there is an issue of un-neighbourliness particularly in relation to these two properties. It is noted that there is a change from some of the previous applications and that there will be excavation on the site which will be over 1 metre deep; there is concern regarding subsidence, flooding and drainage in the area as it is a former mining area (NC)

119. Question from resident

A resident spoke with regard to the proposed development on Hazelbadge Road. The resident explained that he had written to Mr Paul Wakefield, the Cheshire East Council Officer responsible for the development of Hazelbadge Road. The resident had received a response from Mr Wakefield which he shared with the meeting. The resident noted that following the response from Mr Wakefield there have been no new postings on the Cheshire East Council website and queried both the timescale for making a submission and how submissions can be made if the website is locked down.

The Chair requested the Deputy Clerk to contact Mr Wakefield to try and ascertain the points raised. The Deputy Clerk noted that in correspondence received from Mr Wakefield last week, he did confirm that the re-consultation has not started yet and documents are still awaited.

RESOLVED: That the Deputy Clerk to contact Mr Wakefield to try and ascertain the points raised (NC)

120. Additional item of business fly tipping on land near Middlewood Road

The Chair proposed an extra item of business to be considered under SO19a. The issue has been raised by a resident who has reported a large amount of tyres that have been placed on land near Middlewood Road and perhaps this is a case of fly-tipping.

RESOLVED: That the extra item of business under SO19a is agreed as an agenda item and considered as the next item of business (NC)

Members received and reviewed photographs of the tyres that have been placed in a former car park near Middlewood Road. The Chair explained the site location. A resident has reported that a lorry has been observed depositing the large quantity of tyres. Whether this has been with the permission of the owners is unknown. Nevertheless, the situation is not satisfactory, it is an example of fly tipping and tyres can leach chemicals and can be set on fire. The site adjoins a watercourse and protected woodland. The tyres will need to be removed. It was noted that although the site is secured by a gate, the gate is temporary and can be easily removed.

The Operations Manager is trying to ascertain with the landowners if they are aware of the incident.

RESOLVED: That investigation into the matter of the large amount of tyres deposited near Middlewood Road is continued. That the matter is referred to Cheshire East

Council with the request that the tyres are removed at the earliest convenience opportunity. That there is a report on the matter received at the next Planning and Environment Committee meeting (NC)

121. Minutes of the previous meeting held on 26th November 2018

Members reviewed the minutes of the meeting held on 26th November 2018 and agreed the following amendment to Page 129 item 121; £200,000 of S106 funds are not all available to the Town Council. According to Cheshire East Council some of the funds have already been spent and some funds are allocated to the Woodford footpaths over the former aerodrome site.

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 26th November 2018, subject to the agreed amendment, are approved (NC)

122. Consider a response to the Cheshire East Council consultation on waste collection and reorganisation

RESOLVED: That the response to the Cheshire East Council consultation on waste collection and reorganisation is to support the proposals and the Town Council are pleased that Cheshire East Council are not proposing to move away from a fortnightly collection of rotting waste and to mark the consultation as strongly agree on all areas as an organisation (NC)

123. Consider a response to the Cheshire East Council consultation on proposed charges to car parks across the borough from March 2019

RESOLVED: That the response to the Cheshire East Council consultation on proposed charges to car parks across the borough from March 2019 is that the Town Council request that Cheshire East Council reconsider car parking charges at Nelson Pit because it has caused serious problems with traffic parking on nearby roads in what is an area with narrow congested roads (NC)

124. Receive an update from the Planning Enforcement team at Cheshire East Council regarding Panache, 1 London Road South, Poynton, SK12 1NF

The Deputy Clerk provided the following update from the Planning Enforcement team at Cheshire East Council regarding Panache, 1 London Road South, Poynton, SK12 1NF as received by the Town Clerk from Mr Paul Davies:

Most of the conditions for the Panache development have been discharged but not number 12 which covers ventilation (i.e. about the piping). Mr Davies has contacted the Cheshire East Council Enforcement Officer, but she has not visited Panache to monitor compliance with the condition. Mr Davies has emailed the owner of Panache and the Cheshire East Council Enforcement Officer to state that the condition needs to be discharged by the end of the year. This condition is a pre-commencement condition and includes odour. On the

original drawings there were no odour removal plans. In the opinion of Mr Davies, the tube work does not fit the street scene and there is no information that the pipework is actually for ventilation and is effective as ventilation. The Enforcement Officer will carry out a site visit to check the construction.

If there is no action, in early 2019, the new Senior Enforcement Officer will be appointing a new officer to take action.

RESOLVED: That the update from the Planning Enforcement team at Cheshire East Council regarding Panache, 1 London Road South, Poynton, SK12 1NF is received. That a further update on the matter is an agenda item on the second meeting in 2019 of the Planning and Environment committee (NC)

125. Planning applications received to date:

Application No: 18/5563M

Location: 1, Tulworth Road, Poynton, SK12 1BQ

Applicants Name: Mrs Nadin

Proposal: Demolition of existing garage and erection of two storey side extension

Recommendation: Rejection on the basis of 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 (NC)

Application No: 18/5675M

Location: Norbury Court, London Road North, Poynton, SK12 1BZ

Applicants Name: Mr Ryan Dever

Proposal: Change of use from C3 Dwelling to C2 Residential Institution

Recommendation: The Town Council is not opposed to the application in principle although it would request that the Cheshire East Council Highways Department advises on the suitability of the access bearing in mind that the access to the house is off an exceptionally busy road and near a newly constructed road junction. Secondly, the Town Council would urge that the house is not overly used and does not have an excessive number of residents. The Town Council believe that no more than three children is a more suitable maximum for what is a residential property (NC)

Application No: 18/5732M

Location: Land off Woodford Road, Poynton

Applicants Name: C/O Lucy Sykes

Proposal: Application for the construction of a new access track onto land to the east of Woodford Road, located to the south side of the A6MARR carriageway

Recommendation: Rejection on the basis of R04LP that the development is an inappropriate form of development within the Green Belt. There is no reason whatsoever for a tarmac road to be built leading into a field which is solely for agricultural purposes and the Town Council regret that taxpayers' money was used

to provide this facility and that Stockport Council and their contractors persisted in putting it in without planning permission. The road should be removed at the earliest opportunity and the land restored for agricultural purposes immediately (NC)

Application No: 18/5738M

Location: 7 – 9, Fountain Place, Poynton, SK12 1QX

Applicants Name: Mr Anthony Reilly

Proposal: A new proposed shop front with additional door for the separation of two leasehold units

Recommendation: No objection (NC)

Application No: 18/5746M

Location: 17, Distaff Road, Poynton, SK12 1HN

Applicants Name: Mr David Scragg

Proposal: New single storey front extension to replace existing porch. New single storey rear extension

Recommendation: No objection (NC)

Application No: 18/5785M

Location: 30, Tulworth Road, Poynton, SK12 1BL

Applicants Name: Mr & Mrs Wilson

Proposal: Proposed ground floor single storey extension to the rear of the property, garage conversion to form habitable space, new render finish to front elevation, installation of 2 rooflights into existing hipped roof to side of property

Recommendation: No objection (NC)

Application No: 18/5823M

Location: 62 – 66, Park Lane Poynton, SK12 1RE

Applicants Name: Mr Baldo Parisi

Proposal: Alter existing outdoor terrace, replace iron railing with dwarf wall, decking and pergola to include retractable PVC transparent cover, disabled ramp and access steps

Recommendation: No objection (NC)

Application No: 18/5840M

Location: 95, Coppice Road, Poynton, SK12 1SN

Applicants Name: Mr Martin Harrop

Proposal: Dropped kerb for driveway access

Recommendation: No objection to the principle of a dropped kerb but observe that anything other than a small car risks projecting out and blocking the pavement (NC)

Application No: 18/5879M

Location: 25, Yew Tree Lane

Applicants Name: Mr Matthew Cherian

Proposal: Demolition of existing attached garage and the erection of a single storey side 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.

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.

R06RD – Extension unneighbourly - 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 (NC)

Application No: 18/5947M

Location: 7, Copperfield Road, Poynton, SK12 1LX

Applicants Name: Miss Sharon Lyons

Proposal: Two storey side extension

Recommendation: No objection (NC)

Application No: 18/5951M

Location: 37, Green Lane, Poynton, SK12 1TJ

Applicants Name: Mr Wayne McGill

Proposal: First floor extension, two storey side extension, ground floor front extension, front & rear dormer roof extension and front open porch

Recommendation: Rejection on the basis that the site is in the Green Belt and the extension would exceed the 30% limit normally permitted for extensions in the Green Belt. The development is out of character with houses in the immediate vicinity which are mainly bungalows and this would convert a bungalow into a two storey house (NC)

Application No: 18/5995M

Location: 2, Selby Close, Poynton, SK12 1SD

Applicants Name: Mr Geoff Watkins

Proposal: Single storey front extension

Recommendation: No objection (NC)

Application No: 18/5998M

Location: 1, Gawsorth Close, Poynton, SK12 1XB

Applicants Name: Mr M Hardy

Proposal: Proposed side extension over existing garage and front garage extension
Recommendation: Rejection on the basis that the proposed new garage projects significantly forward from the building line and is out of character with neighbouring properties (NC)

Application No: 18/5999M
Location: 36, Charlecote Road, Poynton, SK12 1DL
Applicants Name: Mr Kieran Merriman
Proposal: Conversion and extension of side garage to habitable space and storage
Recommendation: No objection (NC)

Application No: 18/5846M
Location: Elm Beds Caravan Park, Elm Beds Road, Poynton SK12 1TG
Applicants Name: Mr D Whittaker & Ms E Myers
Proposal: Conversion of roof space above existing garage and erection of 1.5 storey extension to side of existing dwelling house
Recommendation: Rejection on the basis that the development is in the Green Belt and exceeds the 30% limit permitted for extensions in the Green Belt (NC)

Application No: 18/6024M
Location: 5, Redacre Poynton, SK12 1DB
Applicants Name: Mr Tom Owen
Proposal: Extensions and alterations to an existing detached house
Recommendation: The Town Council has no objection but would comment that there are a number of trees in the back garden and any trees that are protected should not be endangered. The Town Council would also ask that Cheshire East Council satisfy itself that there would be no loss of privacy from the proposed balcony

Application No: 18/6070M
Location: 40, Clifford Road, Poynton, SK12 1HY
Applicants Name: Mr Timothy Waring
Proposal: Remove existing front porch and construct a two storey & single storey front extension and install a second window
Recommendation: No objection (NC)

Application No: 18/6080M
Location: 290, Park Lane, Poynton, SK12 1RQ
Applicants Name: Mr Walker
Proposal: Proposed single storey rear extension and addition of 2 roof lights to existing roof
Recommendation: No objection (NC)

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

RESOLVED: That the communication message to publicise the CEC consultation on Waste Collection is agreed (NC)

Meeting end time: 9.25pm

Chair

Dated.....