

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 24th SEPTEMBER 2018 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

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

Also in attendance: J Knight, planning advisor, joined the meeting during item 68

Officer in attendance: L Osborn (Town Clerk)

Also present were two members of the public to item 70.

64. Recording of meeting

There were no declarations of a recording of the meeting.

65. Questions from members of the public

There were no questions from members of the public.

66. Apologies for absence

Apologies were received from Cllrs T Holbrook, I Hollingworth and S Horsman.

67. Declarations of disclosable pecuniary or other interests

There were no declarations of interests.

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

RESOLVED: That the minutes of the Planning and Environment committee meeting held 3rd September 2018 are approved, subject to the correction of the final paragraph to be numbered 65 (NC)

RESOLVED: That item 6 is deferred until the arrival of John Knight, planning advisor. That the two applications No:18/4271M, land at Middlewood Road, Poynton and No:18/4632, 74 Clifford Road, Poynton SK12 1JA, demolition of the existing structures and replace with 4 four bedroom dwellings, are taken next (NC)

Application No:18/4271M

Location: Land at Middlewood Road, Poynton

Applicants Name: Mr P Kiely

Proposal: Erection of 4 no two-storey semi – detached affordable dwellings with associated parking and vehicular access

No objection providing that:

- **the site is brown field land and there is no conflict with the Green Belt policy**
- **if there are issues with flooding, the developer is required to solve the flooding problems, for example by moving the stream**
- **the proposed development does not affect the setting of the listed buildings (5 for, 1 abstention)**

Application No:18/4632

Location: 74 Clifford Road, Poynton SK12 1JA

Applicants Name: Abode Property Development

Proposal: Demolition of the existing structures and replace with 4 four bedroom dwellings with associated access and landscaping

Recommendation: No objection (5 for, 1 against)

The Chairman stated that the town council makes recommendations to Cheshire East Council which is the principal authority which makes the planning decisions.

Mr John Knight joined the meeting.

In response to a question from the Chairman, Mr Knight confirmed that the car park of a former factory, as in application 18/4271M, is considered within the Local Plan to be a brown field site although it had never had any significant buildings on it as it formed part of the whole site.

69. Receive and consider the letter from Adrian Fisher, Head of Planning Strategy, Cheshire East Council, dated 11th September 2018 inviting Town and Parish Council to meetings to discuss the First Site Allocations and Development Policies Document (SADPD); SADPD Sustainability Appraisal and Habitats Regulations Assessments; the Garden Village at Handforth draft supplementary planning document; Revised and updated Statement of Community Involvement; and a 'call for sites' that may be suitable for Gypsy, Traveller and Travelling Showpeople accommodation.

The town council raised issues relevant to Poynton at a previous meeting with Cheshire East Council.

Mr Knight raised two issues of immediate concern. The future of the saved policies of Macclesfield Borough Council is unclear as these are still being applied to Poynton and many of the new policies are generic to the whole borough. There are inconsistencies between the Cheshire East Council documents and the emerging Poynton Neighbourhood Plan.

RESOLVED: That the correspondence is received. That the invitation is declined as unfortunately no-one is available to attend. That the Clerk with advice from Mr Knight write to Cheshire East Council to question how the saved policies of Macclesfield Borough Council will be carried forward, in

particular the policy relating to low housing density around South Park and to question the relationship with the emerging Neighbourhood Plan (NC)

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

Mr Knight spoke on his report. These documents will be submitted to the Secretary of State in 2019. These documents and the Local Plan will supersede all current planning policies in Cheshire East, apart from the Minerals document which will be retained as a separate document. There is a document about the settlement of Poynton which is also a key document. Some policies are new. Some are specific and not in the Local Plan because they are new technology.

On Housing, CEC has identified sites in Poynton, but none are in the Green Belt. It has not met all the outstanding housing requirement of 650 as 605 are identified with the remainder to be allocated by future 'windfall' or houses already built since the Local Plan period started on 1st April 2018. It is important to note that 650 is the minimum target.

The Chairman's reconciled housing figure is approaching 100, which includes flats in the former Adlington Industrial Estate and in the former offices of Sovereign House.

Mr Knight pointed out that some of the developments in former industrial sites or offices do not need planning consent and so the town council may not be aware of them until building starts. The Local Plan includes Poynton settlement and therefore Hope Green and Adlington Industrial Estates, but the Armcon site was not allocated because it was not large enough, it is a flood risk and is an employment site.

A member pointed out that clarification is needed about the differences between the Neighbourhood Plan and Local Plan boundaries in the Higher Poynton area.

A member stated that the four proposed sites are preferable to encroachment onto Green Belt.

In relation to site PYT 2 Land north of Glastonbury Drive: conditions could be requested about the number of storeys of any buildings and the use of floodlights.

In relation to PYT 3 Land at Poynton High School: this would urbanise what is currently an open area. Cllr Saunders will not comment due to conflict with her role as Cheshire East Council Portfolio Holder for Children and Families. This site is currently used as a playing field and housing targets can be met from other areas of land. The Neighbourhood Plan has safeguarded other land in case these sites are not accepted. Mr Knight said that this area was subject to a previous application by Cheshire East Council which was rejected because it was in use as a playing field. The National Planning Policy Framework sets out guidance about the loss of playing fields which was not in place when the original application was made.

A member said that there is a history in Poynton of about 20 new houses per year so these 25 houses are not needed.

RESOLVED: That the town council opposes the development of site PYT 3 Land at Poynton High School (2 for, 3 against, 1 abstention)

RESOLVED: That the town council does not object to all four PYT 1 Poynton Sports Club, PYT 2 Land north of Glastonbury Drive, PYT 3 Land at Poynton High School and PYT 4 Former Vernon Infants School (3 for, 2 against, 1 abstention)

Mr Knight said that the town centre is of concern because three boundaries are being proposed and suggests the town council discusses with Cheshire East Council to agree that the Local Plan boundaries are the same as the Neighbourhood Plan boundaries or that the Neighbourhood Plan boundaries are recognised as the new Local Plan boundaries. Cheshire East Council are shrinking the town centre to the east. These boundaries have existed satisfactorily for 20 years.

A member explained that the Neighbourhood Plan group have extensively consulted and drawn the boundary of the town centre.

Mr Knight said that the Neighbourhood Plan currently has more weight than these Local Plan documents. The author is willing to put more detail into explaining Cheshire East's movement of boundaries. Mr Knight considers that the argument to change the boundaries is not fully justified.

Another potential concern is that with the new roads in the area, Poynton will come under pressure in relation to unauthorised airport parking. Planning permission is needed but has to be enforced.

Mr Knight suggested that the committee strongly support this policy and pointed out that there will be two further opportunities to comment in two consultation rounds in 2019.

RESOLVED: That the town council receives the report with added comments of support to the draft Site Allocations and Development Policies document and the issues of boundaries in Higher Poynton and airport parking. That the Clerk submits the Town Council's views on the draft Site Allocations and Development Policies document to Cheshire East Council (5 for, 1 abstention)

Mr Knight clarified that all other sites have been discounted by Cheshire East Council. The only other site is safeguarded land under the new National Planning Policy Framework. The Neighbourhood Plan can identify safeguarded land, so the triangle of land at Glastonbury Road has not been identified as Green Belt or housing land. The town council needs to make sure that the 650 houses are clear and about the rate at which windfall sites are created. Many houses have been agreed but are not yet built.

Mr Knight will assist the Clerk to make the submission to Cheshire East Council.

The chairman thanked Mr Knight for a full and detailed report.

71. Receive and consider the notification of appeal from Cheshire East Council dated 11th September 2018 in relation to application number 18/2900M, Woodside, 24, Towers Road, Poynton, SK12 1DD.

RESOLVED: That the notification of appeal from Cheshire East Council is received (NC)

72. Note the decision notice from Cheshire East Council dated 19th July 2018 about application no 18/2502M, the Workshop, Shrigley Road North, Poynton.

RESOLVED: That the decision notice from Cheshire East Council is received (NC)

73. Note action taken under Standing Order 51 concerning the Town Council's response to application number 18/3905M, 9, Millstone Close, Poynton, SK12 1XS.

RESOLVED: That the action taken is noted (NC)

74. To note the response from Planning Enforcement, Cheshire East Council about case reference 18/00790E, hedge removal contravening a planning condition at 115, Coppice Rd, Poynton, SK12 1SN

RESOLVED: That the verbal report from the Clerk is received. That the preference is for the hedge to be planted on the outside of a wall (NC)

75. Planning applications received to date

Application No: 18/4369M

Location: 159, Chester Road, Poynton SK12 1HP

Applicants Name: Miss L Matheson

Proposal: Proposed single storey side extensions along with a new a front porch

Recommendation: No objection (NC)

Application No: 18/4470M

Location: 25, Anglesey Drive, Poynton SK12 1BT

Applicants Name: Mr & Mrs Bailey

Proposal: Removal of existing badly damaged hedge and formation of new garden wall

Recommendation: No objection (5 for, 1 abstention)

Application No:18/4476M

Location: 33, Tulworth Road, Poynton. SK12 1BQ

Applicants Name: Mr David Wood

Proposal: Single storey extension to rear

Recommendation: No objection (NC)

Application No:18/4479M

Location: 251, Dickens Lane, Poynton SK12 1SS

Applicants Name: Ms Bean

Proposal: Relocate vehicular access on Waterloo Road further up and away from the junction with Dickens Lane

Recommendation: No objection (NC)

Application No: 18/4487M

Location: 86, Worth Clough, Middlewood Road, Poynton

Applicants Name: Mr D Brocklehurst

Proposal: Listed building consent for demolition of out-rigger and construction of two-storey rear extension

Recommendation: No objection (NC)

Application No: 18/4488M

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

Applicants Name: Mr D Brocklehurst

Proposal: Listed building consent for demolition of existing rear two storey outrigger and construction on new rear two storey extension

Recommendation: No objection (NC)

Application No: 18/4532M

Location: 5, Towers Close Poynton SK12 1DH

Applicants Name: Mr A Bell

Proposal: Proposed roof extension

Recommendation: No objection (NC)

Application No: 18/4536M

Location: 2, Adlington Close, Poynton SK12 1XD

Applicants Name: Mr & Mrs Friend

Proposal: Proposed two storey side and single storey rear extension

Recommendation: No objection (NC)

Application No:18/4618M

Location: 49 Clifford Road, Poynton SK12 1JA

Applicants Name: Mr & Mrs Thomas

Proposal: Demolition of existing standalone garage and erection of new single storey side extension to house, new garage, utility room, and entrance hall.

Existing house to be fully rendered

Recommendation: No objection (NC)

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

RESOLVED: That the Site Allocations and Development Policies Document consultation is publicised (NC)

Meeting end time: 9.17pm

Chair
Dated.....