

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING  
HELD AT 8.00PM ON MONDAY 7<sup>TH</sup> JANUARY 2019 AT THE CIVIC HALL,  
POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, T Holbrook and L Podmore

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

127. 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.

128. Questions from members of the public

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

129. Apologies for absence

Cllrs I Hollingworth, Mrs S Horsman and Mrs J Saunders.

130. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

131. Minutes of the previous meeting held on 17<sup>th</sup> December 2018

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 17<sup>th</sup> December 2018 are approved (3 for, 2 abstentions)**

132. Receive and consider the Spatial Planning update from Cheshire East for November 2018

Members considered the Spatial Planning update from Cheshire East Council for November 2018. The written summary prepared by Mr Knight and the comments as stated in the report were noted.

**RESOLVED: That the Spatial Planning update from Cheshire East Council for November 2018 is received (NC)**

133. Receive and consider the Appendix 1 of the Cheshire East Brownfield Land Register

Members reviewed the Appendix 1 of the Cheshire East Brownfield Land Register.

The Deputy Clerk was requested to contact Cheshire East Council Planning Department to confirm with regard to Ref: 720950 how many flats have been formed and whether they will be counted towards the 650 new houses or flats target for Poynton in the Local Plan.

**RESOLVED: That the Appendix 1 of the Cheshire East Brownfield Land Register is received. That the Deputy Clerk will contact Cheshire East Council Planning Department (NC)**

134. Receive and consider the email from the Greater Manchester Spatial Framework Consultation regarding the revised consultation timetable

Members received and considered the email from the Greater Manchester Spatial Framework Consultation regarding the revised consultation timetable. The Chair spoke on the written report from Mr Knight. The consultation period will be eight weeks. The following sites are very close to the Green Belt in Poynton:

- The site to the west of High Lane; the proposed number of houses has been reduced to 500.
- The Stockport half of the former Woodford Aerodrome borders Poynton and Adlington; 750 houses are proposed for the site. This is in addition to the 920 houses plus extra care units, commercial development, a pub, shops and primary school that already have planning permission and are in the process of construction.

Although the following sites are further away from Poynton, they will have impact such as traffic and pollution:

- Stanley Green; there are 850 houses proposed for the site west of the A34. The development will join Heald Green and Cheadle Hulme in a single conurbation.
- Heald Green; there are 850 houses proposed.

It was noted that paragraph 11.253 of the report is of particular concern. This paragraph suggests a road providing access to the Woodford development could have a junction with the Poynton Relief Road. The long standing view of

the Town Council is that there should be no such junctions from any point along the Poynton Relief Road. This should feature in the response to the report. Also, that the effects of the A6MARR on Kingsway, as raised by a resident at the examination stage of the Local Plan, should be highlighted in any response to the consultation.

**RESOLVED: That the email from the Greater Manchester Spatial Framework Consultation regarding the revised consultation timetable is received. That this item is included on the next committee meeting agenda. That Mr Knight is requested to prepare a report for the next meeting (NC)**

135. Receive and consider the publication notice of the examiner's report on the draft Cheshire East Community Infrastructure Levy Charging Schedule and the examiner's report contained therein

Members considered the publication notice of the examiner's report on the draft Cheshire East Community Infrastructure Levy Charging Schedule and the examiner's report contained therein. The Chair noted the written summary provided by Mr Knight.

**RESOLVED: That the publication notice of the examiner's report on the draft Cheshire East Community Infrastructure Levy Charging Schedule and the examiner's report contained therein is received (NC)**

136. Receive and consider a letter from Urban Imprint dated 17th December 2018 regarding the provision of affordable housing in the parish

The letter from Urban Imprint dated 17th December 2018 regarding the provision of affordable housing in the parish was considered. The letter was sent to Poynton Town Council with regard to provision of affordable housing on Shrigley Road North.

Members agreed a response thanking Urban Imprint for the letter and noting that the view of the Town Council is that the Local Plan makes sufficient provision for affordable housing within Poynton and the Town Council would not like to see any housing in the Green Belt. That Urban Imprint are free to submit a planning application and it will be considered in the usual way.

**RESOLVED: That the letter from Urban Imprint dated 17th December 2018 regarding the provision of affordable housing in the parish is received. That Poynton Town Council respond in the terms as agreed at this meeting (NC)**

137. Receive a verbal report from the Deputy Clerk in relation to fly tipping on land near Middlewood Road

The Deputy Clerk provided the following verbal update in relation to fly tipping on land near Middlewood Road:

- The matter has been pursued by Councillor Mrs Jos Saunders with Cheshire East Council from a health risk perspective.
- The matter has also been pursued by the Poynton Town Council Community Support Team Supervisor with regard to an illegal dumping.
- An Environmental Officer has visited the relevant occupants of Woodlands Rise.
- The company responsible for the dumping of the illegal tyres has confirmed that this was at the request of the landowners. The landowners had originally requested 1,000 tyres to build a tyre wall to prevent other persons from accessing the land. The owner of the tyre company refused the original request and agreed to provide 250 tyres only with the agreement that they would collect them when the tyres were no longer needed.
- Details of the email trail confirming this agreement and correspondence is awaited.

**RESOLVED: That the verbal report from the Deputy Clerk in relation to fly tipping on land near Middlewood Road is received. That the Deputy Clerk pursue the matter with Cheshire East Council requesting if this is acceptable under the dumping regulations and if the matter is acceptable to planning regulations. That a report is provided to the next meeting (NC)**

#### 138. Receive and consider an update from the Deputy Clerk in relation to Air Quality Monitoring

The Deputy Clerk provided the following verbal update in response to the request for a third quote for an air quality monitor and whether Cheshire East Council would accept the data as valid:

- Cheshire East Council have confirmed that they would use the data provided from the diffusion terms as indicative only.
- A third quote has been obtained.

The three options and costs were outlined by the Deputy Clerk. Members agreed that the diffusion tubes will be used to obtain an indication of air pollution. The other two available options were discounted because one is cost prohibitive and the other provides data which is not considered valid by Cheshire East Council.

The following locations were identified for placing the diffusion tubes:

- Almshouses (London Road South)
- Dental Practice (London Road North)

The Deputy Clerk was asked to contact the Dental Practice to see if they would be willing to have a diffusion tube placed on their property. Cllr Gorst will investigate whether the Almshouses could be used as a location.

The Deputy Clerk confirmed that there is specific criteria for the location of diffusion tubes.

**RESOLVED: That the update from the Deputy Clerk in relation to Air Quality Monitoring is received. That the diffusion tubes are located, subject to the required approval, in the two identified areas (NC)**

139. Receive a verbal report from the Deputy Clerk in relation to the re-consultation for Planning Application No: 17/6471M, Land off Hazelbadge Road, Poynton

The Deputy Clerk confirmed that to date the reconsultation had not started in relation to the land off Hazelbadge Road. She would continue to monitor the Cheshire East website for the new consultation timetable.

**RESOLVED: That the verbal report from the Deputy Clerk in relation to the re-consultation of the application is received. That the Deputy Clerk pursue the re-consultation of the application with Cheshire East Council Officers and publish the information when it becomes available (NC)**

140. Receive and consider the notice of appeal dated 10th December 2018 in respect of planning application 18/0601M, Land adjoining Coppice Road, Poynton, SK12 1SP

**RESOLVED: That the notification of appeal is received, that the Deputy Clerk prepare a response reiterating the Town Council's previous submission (NC)**

141. Receive and consider the notice of appeal dated 19th December 2018 in respect of planning application 18/4271M, Land at Middlewood Road, Poynton

**RESOLVED: That the notification of appeal is received, that the Deputy Clerk prepare a response reiterating the Town Council's previous submission (NC)**

142. Planning applications received to date

Application No: 18/5161M

Location: 11 London Road South, Poynton, SK12 1JX

Applicants Name: Mr Ari Aziz

Proposal: Change of use of 11 London Road South which is currently a car show room to a car wash with water jets.

**RESOLVED: Rejection on the basis that the proposed site is within the shared space area and as such the specialist materials that have been**

used around this site are not suitable for the increased amount of vehicle traffic that will result in a business of this kind running from this location.

The surface of the resin bonded pavement at this location is not designed to take a high volume of traffic and will wear quickly and break up. Equally the kerb stones at the edge of the roadway will have to be driven over to gain access to the property.

Cars waiting to enter the site would inevitably block the footpath and may even block London Road South itself. This would endanger pedestrians and other road users and increase air pollution.

There is no parking provision for staff at this site.

There is a particular problem with surface water drainage along this section of London Road South and the Town Council is currently working with Cheshire East Highways to resolve this long standing issue.

The operator of this site said they could guarantee that there would be no water run off to the adjacent footpath and road due to surface water run off or spray picked up by the wind. Should planning permission be granted, it should be stipulated that any water that has been used in car cleaning operations should go into the foul water drainage system and not into the surface water drainage system.

The ethos of the shared space is that it is an open and safe area for all to walk/cycle/drive. Due to the close proximity of the footpath passers by could be covered by spray on windy days. Water spray, carried by wind, will affect local properties, windows and gardens.

Water spray from a business of this kind is a hazard. Vehicles by their very nature are not clean. Any droplets of water can be inhaled containing particulates from spray and these could include: diesel, oils, petrol, exhaust particulates, solvents, de-greasers and detergents.

Any proposal for erection of screens at this site as this would not be in keeping with the area.

A business of this kind at this location is not in keeping with the aesthetic nature of the location. Its proximity to St George's Church (a listed building) and the Almshouses will change the look and feel of the area making it a less desirable place to live/visit.

The site is bordered on three sides by houses and this not a suitable activity for a residential area.

Although the site was used a petrol station many years ago this was before significant changes to the road and pavement layout when the

**Shared Space Scheme was adopted so this is not an acceptable precedent (NC)**

Application No: 18/6078M

Location: 199 Chester Road, Poynton, SK12 1DS

Applicants Name: Mr Seb Burgess

Proposal: Reserved Matters application for appearance, landscaping, layout & scale following Outline approval 17/3896M for demolition of buildings and residential development including associated infrastructure

**RESOLVED: Rejection on the basis of the reasons provided in the written report from Mr John Knight that:**

- **The proposed development would raise significant highway safety and traffic generation and congestion causing harm to all local road users. In the absence of specific and detailed highway layout plans, the development fails to meet the circulation and access criteria of Saved Policy DC6 of the Macclesfield Borough Local Plan 2004 and criteria set out in Cheshire East Local Plan policy LP Policy CO1 Sustainable Travel and Transport and also LPS 50 regarding the site at Chester Road, Poynton.**
- **The planning submission lacks the amount of detail necessary to determine the application and is premature having regard to the current status of the Poynton Relief Road which is not a committed highways scheme pending the outcome of the public inquiry held November 2018.**

**and also that:**

- **Close proximity to the new junction between Chester Road, A5149 and A555 at which there have been numerous accidents, there is clearly a significant issue of highway safety and in those conditions planning permission should not be granted until the structure of the junction is reviewed.**
- **The indicative planning designs show a number of the dwellings are three storey houses and there are no three storey houses in this part of Poynton; the 40 foot ridge height of some of the houses is totally out of character with not only this area of Poynton but the rest of Poynton too and should not be permitted.**

**That the final wording is delegated to be agreed by the Chair and Vice Chair of the Planning and Environment committee (NC)**

Application No: 18/6174M

Location: 85 Chestnut Drive, Poynton, SK12 1QB

Applicants Name: Mrs L Good

Proposal: Proposed front extension

**RESOLVED: No objection (NC)**

Application No: 18/ 6278M

Location: Sovereign House Queensway, Poynton SK12 1JG  
Applicants Name: Mr Sanjay Shah  
Proposal: Variation of Condition 2 on approved planning application 17/4685M  
**RESOLVED: No objection subject to the proximity to the telecommunications device being within in accordance with the Health and Safety regulations (NC)**

Application No: 18/6382M  
Location: Sunningdale, 6 Shrigley Road North, Poynton SK12 1TE  
Applicants Name: Mr D Goodwin  
Proposal: First floor side extension and rendering the house  
**RESOLVED: No objection (NC)**

Application No: 18/6419M  
Location: 1 Chestnut Drive, Poynton SK12 1QG  
Applicants Name: Mr Mark Rayner  
Proposal: Single storey extension to provide an entrance porch and downstairs wc/utility room  
**RESOLVED: No objection (NC)**

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

Members agreed the following communication messages:

- That the details for the planning application for 199 Chester Road is publicised.
- That the Hazelbadge development application is publicised once the re-consultation begins.
- That Poynton Town Council are seeking volunteer residential locations to place the diffusion tubes.

**RESOLVED: That the communication messages as stated are agreed (NC)**

Meeting end time: 8.55pm

Chair .....

Dated.....