

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.30PM ON MONDAY 28TH JANUARY 2019 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, I Hollingworth, Mrs S Horsman, Mrs J Saunders and M Sewart.

Officers in attendance: H Barlow (Deputy Town Clerk)

144. Recording of meeting

The Deputy Clerk confirmed that the meeting is recorded for the purpose of minute taking and the recording is deleted when draft minutes are produced.

There were no other declarations of a recording of the meeting.

145. Questions from members of the public

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

146. Apologies for absence

Cllrs T Holbrook and L Podmore

147. Declarations of disclosable pecuniary or other interests

There were no declarations of disclosable pecuniary or other interests.

148. The Chair proposed a change to the order of business, to consider planning applications 17/6471M and 18/5270M as the next items of business.

RESOLVED: That the order of business is amended as set out above (NC)

149. Application No: 17/6471M

Location: Land off Hazelbadge Road, Poynton

Applicants Name: Mr Sean McBride

Proposal: Full planning application for 146 dwellings on land off Hazelbadge Road with associated access improvements, landscaping and public open access

Mr Ikoku, a resident, spoke against the application:

- There is concern regarding the date of the proposed site visit which is currently scheduled for Friday 22nd February during half term. The road should be seen in its normal state.
- The application does not deal with the access issue from Hazelbadge Road to Chester Road.
- 300+ pupils attend the school and the road already suffers from significant congestion with people parking on pavements.
- Staff from the school currently park on Hazelbadge Road, where will people park if yellow lines are introduced as no further parking is being offered?
- Increased visibility at the junction does not address the issue of the narrowness of Hazelbadge Road.
- The issue of subsuming footpaths into estate roads has not been addressed.
- The other changes made to the plans are cosmetic.
- The development is too close to the brook and there may be ownership issues over the incline which is on the land.

The Chair commented that it is for landowners to defend their land, the planning system does not deal with ownership issues.

Mr Kershaw, a resident also spoke against the application:

- Access and egress from Hazelbadge on to Chester Road is the main concern.
- Part of the land is prime meadowland and should not be lost.
- The loss of wildlife on the site is a significant issue.

Mr Knight, the Town Council's planning consultant had drafted a detailed response on behalf of the Town Council to the original plans and has prepared a further response to the amended plans. Mr Knight does not believe that the amended application changes the Town Council's previous submission to Cheshire East.

The amended plans do not comply with some of the policies set out in the Local Plan or reference latest National Planning Policy Framework. The Chair set out the twelve reasons for refusal set out in Mr Knights report.

Cllr Hollingworth said that his greatest concern was the impact of the proposed development on the school. In particular, issues of safety especially large vehicles during the construction phase, but thereafter the increased number of vehicles on the road. The location of the school close to the proposed entrance to the development is poor. A common sense way forward would be to build a new school.

Cllr Mrs Saunders the portfolio holder for Children and Families at Cheshire East confirmed that there is no money for a new school.

Cllr Mrs Saunders said that for the sake of transparency the Town Council should write to Cllrs Gill Merry, Ainsley Arnold and Sean Hannaby, Director of Planning and Environment, asking that the site visit is not done in the period of the school holidays as this would be misleading. The school holidays not only impact directly on the number of cars travelling to

and from the school but also indirectly as the road is not used as much for parking for the station during school holidays as there are less people travelling by train.

RESOLVED: That the Town Council recommends refusal on the basis of the twelve reasons set out in the report, the concerns regarding safety of the school pupils and the danger posed by construction traffic and increased dust pollution and thereafter by increased traffic accessing the proposed housing development along a congested and narrow road. In addition a letter should be written to Cheshire East Councillors Jill Merry and Ainsley Arnold and copied in to Sean Hannaby that the site inspection should take place during term time and that any inspection should occur either drop off or pick up time (8.30am-9.00am or 3.00pm-3.15pm) in order that the Strategic Planning Board gains an accurate picture of the road usage (6 for, 1 abs)

The Chair reminded all interested parties that they should submit any comments they have on the development to Cheshire East. Residents could also attend the Strategic Planning Board Meeting which will take place on the 27th February 2019.

Councillors discussed representation at the Strategic Planning Board Meeting. It was proposed that Cllr Clarke attend the Strategic Planning Board Meeting and Cllr Beanland would also try to attend.

RESOLVED: That Cllr Clarke represents the Town Council at the Strategic Planning Board Meeting (NC)

150. Application No: 18/5270M

Location: Hill Green Farm, Woodford Road, Poynton SK12 1ED

Applicants Name: Mr & Mrs Muldoon

Proposal: Alterations to first floor master bedroom including balcony

Mrs Chisholm, a resident, spoke against the application:

This is a retrospective planning application and the plans have been amended on a number of occasions. The extension has already been completed. There is now a very large terrace on the extension which was not on the original planning application. This has resulted in the new development having a direct view into the neighbouring property with a considerable loss of privacy. A Cheshire East planning officer had visited Mrs Chisholm to view the new extension.

Photographs of the new extension were produced by Mr and Mrs Chisholm.

RESOLVED: Recommend rejection on the basis of:

RO2RD – Loss of privacy. The position of the proposed development, in relation to adjoining residential property, would result in an unacceptable reduction in the level of privacy currently enjoyed by occupiers of that adjoining property

RO6RD – Extension unneighbourly. The proposed extension, by virtue of its size, design and position relative to adjoining property, would be unduly dominant (NC)

151. Minutes of the previous meeting held on 7th January 2019

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 7th January 2019 are approved (5 for, 2 abstentions)

152. 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 Deputy Town Clerk from Mr Paul Douglas:

The paperwork for the discharge of condition 7 remains outstanding. If the application to discharge condition 7 is not received by the end of January the Officer will seek permission to send out a breach of condition notice. The Officer will speak to the conservation team in relation to the ventilation system as to whether this is a conservation area or there is an article 4 attached to the building.

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 next Planning and Environment committee meeting (NC)

153. 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 had been pursued by Cllr Mrs Jos Saunders with Cheshire East Council from a health risk perspective. Environmental Health have confirmed that they are unable to take any action on the matter.
- The fly-tipping has been reported as a planning breach to Cheshire East Planning Enforcement Team. It has been given a priority 3 status and a site visit will be carried out within 15 working days.

RESOLVED: That the verbal report from the Deputy Clerk in relation to fly tipping on land near Middlewood Road is received. That a report is provided to the next meeting (NC)

154. To consider a request from a resident for the Town Council to request that the A6MARR team erect signage on the new A6MARR that HGV lorries should use the Brookside Garden Centre exit

This issue was raised by a resident at a councillor surgery in January. The resident was concerned that despite the opening of the new road, HGV drivers were continuing to use Chester Road to travel on to Stockport.

Members felt that in the main the traffic proceeding down Chester Road was going towards Macclesfield and not Stockport. However, the overall view was that the signage was quite confusing and that the traffic light sequencing was not correct and that this might have contributed to a number of accidents.

RESOLVED: That the Deputy Clerk contact the A6MARR team to ensure that all satellite navigation systems have the new road uploaded to them as a matter of urgency and to review signage and traffic light sequencing especially around the junction at Chester Road (NC)

155. Receive and consider the notice of informal hearing dated 18th January 2019 in respect of planning application 18/0601M, Land adjoining Coppice Road, Poynton, SK12 1SP

RESOLVED: That the notification of informal hearing is received. That Cllr Clarke will attend the appeal hearing on 4th February 2019 on behalf of the Town Council (NC)

156. Planning applications received to date:

Application No: 18/6024M

Location: 5 Redacre, Poynton, SK12 1DB

Applicants Name: Mr Tom Owen

Proposal: Extensions and alterations to an existing detached house

RESOLVED: The Town Council is surprised that the plans submitted do not include any representation of the site boundaries and the closeness of the proposed extension to either neighbouring properties or site boundaries. The Town Council is also concerned that another submission has alleged that there are inaccuracies within the plans. Before making any further comment, the Town Council would wish to see plans that are confirmed to be accurate and that show the site boundaries. Previously the Town Council has opposed planning applications for two storey developments where the extension would be within 900mm of the site boundary (NC)

Councillor C Gorst left the meeting

Application No: 18/6358M

Location: 1-6 Woodford View, Woodford Road, Poynton SK12 1ED

Applicants Name: Mr William Rogers

Proposal: Variation of condition 2 on 16/5060M – Demolition of 3 existing buildings and the erection of a residential comprising of 2 buildings of 2.5 storey accommodating 6 dwellings in total

RESOLVED: No objection (NC)

Application No: 18/6426M
Location: 5 Milton Drive, Poynton, SK12 1EX
Applicants Name: Mrs Fiona Bird
Proposal: First floor rear extension
RESOLVED: No objection (NC)

Application No: 19/0136M
Location: 22 Mallard Crescent, Poynton, SK12 1HT
Applicants Name: Mr Terry Palmer
Proposal: Single storey front extension
RESOLVED: No objection (NC)

Application No: 19/0137M
Location: 22 Pickwick Road, Poynton, SK12 1LD
Applicants Name: Ms Amy Clarke
Proposal: A two storey side extension
RESOLVED: No objection (NC)

Application No: 19/0146M
Location: 118 Mallard Crescent, Poynton, SK12 1HT
Applicants Name: Mrs Helen Harrison
Proposal: Proposed single storey side and rear extension
RESOLVED: No objection subject to the extension being at least 900mm from the site boundary (NC)

Application No: 19/0168M
Location: 20 Anglesey Drive, Poynton, SK12 1BT
Applicants Name: Mr & Mrs Johnson
Proposal: Single storey extension to rear. Two storey extension to front, new replacement windows throughout, remodelling of external elevations, including work to existing roof, formation of new dormer windows on front elevation, removal of existing flat roof/roof terrace. Replacement pitched roof over existing ground floor extension to rear and new render finish to all external walls
RESOLVED: No objection (NC)

Application No: 19/0177M
Location: 32, Balmoral Drive, Poynton, SK12 1JN
Applicants Name: Mr Stuart Clough
Proposal: The works consist of the construction of a double storey side extension and a single storey rear extension
RESOLVED: The Town Council regrets that the plans do not show clearly the site boundary which makes it difficult for it to comment. The council would normally oppose any two storey development that is within 900mm of the site boundary (NC)

Application No: 19/0272M
Location: 85 Clumber Road, Poynton, SK12 1NW
Applicants Name: Mr Silvester Szakal
Proposal: Rear, side and front extensions
RESOLVED: No objection (NC)

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

Members agreed the following communication messages:

- That the details for the planning application for Hazelbadge Road including the Town Council's recommendations are published.

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

Meeting end time: 8.35pm

Chair

Dated.....