

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 8TH MARCH 2021 VIA TEAMS MEETING.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, S Lees, Mrs J Saunders and J Waterhouse

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

Cllr K Booth joined the meeting at 8.30pm

155. Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purpose of minute taking and the recording is deleted when draft minutes are approved. There were no other declarations of a recording.

156. Questions from members of the public

There were no members of the public in attendance.

157. Apologies for absence

Cllrs Podmore, T Swatridge and Ms Whitaker.

158. Declarations of disclosable pecuniary or other interests

The following declarations of disclosable pecuniary or other interests was received: Cllr Clarke in Application No: 21/0843M and Application No: 21/0775M. Cllr Clarke withdrew from the meeting for both planning applications.

159. Approve the minutes of the previous meeting held on 15th February 2021.

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 15th February 2021 are approved (NC)

160. Receive and consider the action log for 2020-2021.

Members reviewed the action log. The Clerk provided an update on the Road Safety Audit A6MARR, this is an issue that has been on-going for over a year. The Clerk has obtained information which confirms that the road safety audit was completed a long time ago. The Clerk has re-requested the audit from the SEMMMS Team and in response has been

informed that the actions on the audit are being carried out. The Clerk has still not received the audit itself and this information has not been forthcoming as requested by the Town Council. The Clerk recommended a Freedom of Information (FOI) Act request be made to Stockport Borough Council.

RESOLVED: That the action log for 2020-2021 was received. That the Clerk submit a FOI Act request to Stockport Town Council to obtain a copy of the road safety audit for the A6MARR was agreed (NC)

161. Note the following actions agreed under SO51:

- Response to Cheshire East Air Quality Consultation
- Response to HS2 Consultation
- Notify planning enforcement regarding potential breach on land between 4-6 Shrigley Road North
- Response to amended plans for planning application 20/2361M

RESOLVED: That the actions as agreed under SO51 were noted (NC)

162. Receive and consider the further response from Paul Bayley, Cheshire East, in relation to planning enforcement.

Members received the further response from Paul Bayley, Cheshire East, in relation to planning enforcement.

RESOLVED: That the further response from Paul Bayley, Cheshire East, in relation to planning enforcement was received (NC)

163. Receive and consider the response from Peter Hooley regarding the non-compliance with planning conditions.

RESOLVED: That the response from Peter Hooley regarding the non-compliance with planning conditions was received (NC)

164. Receive and consider the response from Cheshire East in relation to the variation of the s106 agreement for the development at Sprink Farm, Dickens Lane and to receive an update on other actions taken in relation to this application.

Members reviewed the response from Cheshire East in relation to the variation of the s106 agreement for the development at Sprink Farm, Dickens Lane. The Clerk informed members of the further response from Mr Hooley, Cheshire East Council. The response states that although the planning conditions relating to the drainage at Sprink Farm have not been discharged, Cheshire East Council as the lead flood authority are satisfied with the information they have been provided. Furthermore, it is just a matter of time until that discharge takes place so Cheshire East Council will not take any further action. Cheshire East Council have noted that this position is the same with the reconstruction management

plan and in regard to any issue of dangerous parking or driving, this must be referred to the police and cannot be addressed through planning enforcement.

RESOLVED: That the response from Cheshire East in relation to the variation of the s106 agreement for the development at Sprink Farm, Dickens Lane was received. That the verbal report from Clerk on the further response from Mr Hooley, Cheshire East Council was received. The Town Council will report any issues regarding traffic matters to the police and suggest that residents do the same (NC)

165. Consider and agree a response to the Government's consultation on the right to regenerate.

Members reviewed the Government's consultation on the right to regenerate and the proposed response by NALC.

RESOLVED: That Town Council responds to the Government's consultation on the right to regenerate along similar lines to the proposal by NALC was agreed (NC)

166. Consider and agree a response to the Government's consultation on the National Model Design Code.

RESOLVED: That Mr John Knight is requested to draft a response to the Government's consultation on the National Model Design Code was agreed. That the draft response is circulated to Cllr Clarke and committee members to be approved under SO51 was agreed (NC)

167. Consider and agree a response to the Cheshire East consultation on the contaminated land strategy.

Members considered a response to the Cheshire East consultation on the contaminated land strategy. Concern was expressed in relation to the new development on Hazelbadge Road where contaminated land is not going to be dealt with just fenced off on the new housing estate despite its proximity to Lower Park School. Members agreed that Cheshire East Council should share with Town and Parish councils the proposed prioritised list of sites so that local knowledge can be applied. Also, the Town Council should request from Cheshire East Council information about their plans to maintain the Poynton sites in particular the old tip on land near the golf course and the disused works on the site off Hazelbadge Road which is to be developed for houses.

RESOLVED: That the Cheshire East consultation on the contaminated land strategy was received. That the Clerk will draft an email response to the Cheshire East consultation on the contaminated land strategy to be circulated and approved by the committee under SO51 was agreed (NC)

168. Appoint a representative to attend the Northern Planning Meeting to represent the Town Council on application 20/2361M, 43 London Road South, Poynton.

RESOLVED: That Cllr Clarke is the appointed representative to attend the Northern Planning Meeting to represent the Town Council on application 20/2361M, 43 London Road South, Poynton was agreed (NC)

169. Note the Cheshire East Planning Decisions.

RESOLVED: That the Cheshire East Planning Decisions was received (NC)

170. Planning applications received for consideration:

Application No: 21/0479M

Location: 77 Oak Grove, Poynton, SK12 1AD

Applicants Name: Mr and Mrs Pilbrow

Proposal: Variation of condition 2 on 20/3232M Side/rear wraparound extension and alterations to roof configuration to the rear.

Recommendation: No objection (NC)

Application No: 21/0558M

Location: Land behind 199 Chester Road, Poynton

Applicants Name: Mr S Burgess, for Bloor Homes

Proposal: Plot substitutions and two turning heads added

Recommendation: Poynton Town Council urges the Planning Department to ensure that the changes to house types does not have the effect of increasing the density (footprint) of the built-up area of the development, or the height and massing of the houses.

The site is adjacent to the Green Belt and care is needed to ensure that there is no increase in visual intrusiveness (NC)

Application No: 21/0608M

Location: 4 Gloucester Road, Poynton, SK12 1JJ

Applicants Name: Demolition of existing conservatory and the addition of a firsts floor extension to the side above the existing garage along with a single storey extension to the rear, to include associated internal alterations and external landscaping

Proposal: Mr E Crossley

Recommendation: No objection (NC)

Application No: 21/0622M

Location: 12 Kettleshulme Way, Poynton SK12 1TB

Applicants Name: Mr Piper

Proposal: Variation of condition 2 on application 20/3771M. Single storey rear extension, two storey side extension and first floor built onto of the existing single storey garage

Recommendation: Poynton Town Council objects to this application, as the proposed extension is contrary to Policy SD2 of the Cheshire East Local Plan, Policy DC1, DC2 and DC43 of the Macclesfield Local Plan and Policy HOU13 and HOU14 of the Poynton Neighbourhood Plan.

Loss of privacy. The position of the proposed development, in relation to adjoining residential properties, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking.

Cramped development. The proposal by reason of scale, form and design would result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the area.

Inadequate Information: The plans supplied do not show the site boundary or the relationship with neighbouring properties. These plans should not have been accepted by Cheshire East. It is not clear from the plans if the proposed extension is within 1 metre of the site boundary.

However, photographs supplied by neighbours and posted on the Cheshire East website demonstrate that the scale of this extension is such that it will overshadow neighbouring properties and their gardens to an unacceptable degree.

(NC)

Cllr Booth joined the meeting at 8.30pm.

Application No:21/0652M

Location: 37 Anglesey Drive, Poynton, SK12 1BU

Applicants Name: Mr Gareth Kimber

Proposal: Ground floor front extension and rear/side extension, first floor extension and internal alterations

Recommendation: Poynton Town Council objects to this application, as the proposed extension is contrary to Policy SD2 of the Cheshire East Local Plan, Policy DC1, and DC2 of the Macclesfield Local Plan and Policy HOU13 of the Poynton Neighbourhood Plan.

Extension Unneighbourly - The proposed extension, by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property, causing an unacceptable loss of light to the detriment of the residential amenities of the occupiers of that property.

Loss of privacy - The position of the proposed development, in relation to adjoining residential properties, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of those adjoining properties by reason of overlooking. The Town Council urges that the opinion of the Highways Officer be sought on the proposed electric entrance gates, which should be set back sufficiently that vehicles waiting for the gates to open will not block the road or endanger other road users.

The opinion of the Public Rights of Way Officer should be sought regarding the impact of the proposed works on Public Footpath 68, which runs along the boundary of the site. The proposed rear extension is close to the footpath, which is already narrow and partially blocked by vegetation **(NC)**

Application No: 21/0658M

Location: 9 Glastonbury Drive, Poynton, SK12 1EN

Applicants Name: Mr A Cartwright

Proposal: Single storey front extension

Recommendation: No objection (NC)

Application No: 21/0691M
Location: 31 Parklands Way, Poynton, SK12 1AL
Applicants Name: Mr and Mrs Quigley
Proposal: Conservatory to rear elevation
Recommendation: No Objection (NC)

The Chair, Cllr Clarke withdrew for the next item of business.

RESOLVED: That Cllr Beanland is elected as Chair for the next item of business was agreed (NC)

Application No: 21/0775M
Location: Silverdale, 1 Oak Grove, Poynton, SK12 1AE
Applicants Name: Mr and Mrs Atterton
Proposal: Two storey side and single storey rear extension
Recommendation: Poynton Town Council objects to this application, as the proposed extension is contrary to Policy HOU14 of the Poynton Neighbourhood Plan (5 for, 1 abstention)

Cllr Clarke re-joined the meeting and continued to Chair the meeting from this point.

Application No: 21/0791M
Location: 8 Hazelbadge Road, Poynton, SK12 1HE
Applicants Name: Mr Ross Shelley
Proposal: Single storey side and rear extension
Recommendation: No Objection, providing the Highways Officer can confirm that it will still be possible to park two cars within the site. Hazelbadge Road has serious problems with on-street parking, due to the nearby Primary School and Railway Station (NC)

Application No: 21/0796M
Location: 15 Lostock Hall Road, Poynton, SK12 1DP
Applicants Name: Stephenson
Proposal: Single storey rear side infill extension and new roof design to main property
Recommendation: No objection (NC)

Application No: 21/0833D
Location: Land to the east of Mill Hill Hollow – A555 (aka A6MARR) road scheme
Applicants Name: Lucy Sykes – for SEMMMS
Proposal: Discharge of Condition 10 on approval 13/4355M for construction of the A6 to Manchester Airport relief road.
Recommendation: Poynton Town Council is concerned at the continued and unacceptable delays in implementing the footpath improvement works within Poynton. The original planning consent (13/4355M) required that these be implemented within 18 months of the road opening. This happened in Autumn 2018, yet nothing has been done and it is proposed that the works in Poynton will not be completed until March 2023 and March 2024. Footpath 3S is currently in a poor state and is both narrow and muddy. The Town Council asks that this deadline be tightened significantly, say to 31 December 2021.
Poynton Town Council is also disappointed at the limited scope of the works proposed for Poynton, in comparison to those in Disley, Wilmslow, Handforth and Styal. For example, a

cycleway is proposed in Handforth to link the A555 to the town centre. A similar scheme, along Chester Road or London Road North, would have been very helpful in Poynton **(NC)**

The Chair, Cllr Clarke withdrew for the next item of business.

RESOLVED: That Cllr Beanland is elected as Chair for the next item of business was agreed (NC)

Application No:21/0843M

Location: 33 Oak Grove, Poynton, SK12 1AD

Applicants Name: Mr and Mrs Roberts

Proposal: Proposed front, side and rear extensions

Recommendation: Poynton Town Council objects to this application on the basis of Policy HOU14 of the Poynton Neighbourhood Plan (5 for, 1 abstention)

Cllr Clarke re-joined the meeting and continued to Chair the meeting from the point.

Application No: 21/0943M

Location: 10 Gloucester Road, Poynton, SK12 1JJ

Applicants Name: Mr Derek Davies

Proposal: Single storey rear extension with hip roof in place of existing conservatory, chimney stack to be removed with side window alterations and internal changes

Recommendation: No Objection, but the Town Council urges that a condition is imposed that the side window in the new extension facing 12 Gloucester Road be glazed in obscured glass (NC)

Application No: 21/1051

Location: 2A Woodford Road, Poynton, SK12 1DY

Applicants Name: Mr P J Lafferty

Proposal: Proposed detached garage, garage conversion and front infill

Recommendation: No objection, subject to the following conditions:

1. The Highways Officer advises that the proposed new garage and site layout do not endanger highway safety and vehicles will be able to leave the site without reversing into the road. Woodford Road is often busy at this point, close to the junction with Chester Road (A5149), and there have been several accidents in the vicinity.
2. A planning condition should be imposed that the new garage shall be used only as for domestic vehicles incidental to 2A Woodford Road, Poynton **(NC)**

Application No: 21/1057M

Location: 11 Collingwood Close, Poynton, SK12 1RS

Applicants Name: Mr R Tipney

Proposal: Proposed side extension over existing garage

Recommendation: No objection (NC)

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

Members agreed the following communication messages:

- Government's consultation on the National Model Design Code.
- Cheshire East consultation on the contaminated land strategy.
- Traffic issues regarding the Sprink Farm development to be referred to the police.

RESOLVED: That the communication messages as stated arising from this meeting were agreed (NC)

Meeting end time: 8.50pm

Chair

Dated.....