

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 31st October 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)  
Councillor C. A. Gorst  
Councillor I Hollingworth  
Councillor L Podmore (VC)  
Councillor Mrs J Saunders  
Councillor G Smith

Also in Attendance :- Attending under SO 54: Cllr Mrs J Sewart substituting for Cllr M Sewart  
Attending under SO56: Cllr M Beanland, G King and H Murray (from 19.55)

### **89 Questions from members of the public**

None

### **90 Apologies for absence**

Cllrs Mrs S-J Gilmore, and C Gorst and L Podmore who would be late.

### **91 Declarations of disclosable pecuniary or other interests**

None

### **92 Approve minutes of meeting held on 17th October 2016**

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 17th October 2016 are approved (NC)

### **93 Cheshire East Local Plan Strategy Update**

Mr John Knight provided an update on the continuing developments relating to the Cheshire East Local Plan Strategy. The Inspector in his closing address confirmed that parties could comment on additional documents lodged, provided that comments were brief and only addressed matters in which parties had participated at the hearings. Parties could not make new points or seek to submit new evidence. No time frame for submission for these comments had been outlined by the Inspector.

Mr Knight suggested that a statement to the Inspector should include the following issues:

- The level of response from Poynton residents. The Inspector had expressed frustration at the lack of appearances by residents as out of the 70 residents who had expressed an intention to attend the hearings only 20 had attended. In large part this was due to the process of the hearings, lack of communication and the overwhelming nature of the process itself. Cllr Hollingworth noted that he and Cllr Podmore had attended the Strategic Planning Board in February and had drawn attention to the difficulties with the process. It was minuted at that meeting that the process was autocratic and instructional, not community focussed and top down and web based. No action was taken to resolve the problems with the process.
- To emphasise that the Town Council was not consulted about the Local Plan.
- In relation to traffic assessments, Cheshire East are relying on individual planning applications to deal with infrastructure issues. There is no overall plan for Poynton. A local plan should have housing plans in parallel with the infrastructure. Development should be plan led.
- The potential shortfall in funding that is unlikely to be covered by Section 106 agreements. A funding gap of £450 million pounds has been identified across the Borough and this is unlikely to be filled by Section 106 agreements.
- To ensure that the Planning Inspector has access to the Neighbourhood Plan.
- That the Council should always have the last word as it is their plan.
- Accuracy of the data relating to housing completions and commitments and the under representations of windfall sites.
- Why a large contribution cannot be made by Brownfield first sites.
- Other sites - the Inspector had asked the Borough Council, if more land was needed whether they would be willing to extend the strategic sites. This has not been dealt with by the Borough Council and it is important to confirm that land around the strategic sites would remain Green Belt and should not comprise additional safeguarding of land.
- The rate at which houses can be built. In order to get to the number of houses needed developers would need to build 3,500 houses in the middle of the planned period. This is unachievable. In addition

Cheshire East are trying to meet the backlog in the first five years of the plan. We are pressing for clearing the backlog over the whole plan period which is 15 years.

A member asked whether it would be possible for the Town Council to draw the Inspector's attention to the Greater Manchester Spatial Framework (GMSF) as this did not form part of the hearing. Mr Knight confirmed that a note relating to the GMSF was in the examination library and therefore did form part of the Local Plan examination. Mr Knight confirmed that he had written to Kerry Trueman, Cheshire East Local Plan Programme Officer, following the publication of the GMSF and she has confirmed that the Inspector has been advised of this.

The GMSF was published on the 27th October 2016. The framework proposes further development at Woodford (2,400 homes) and High Lane (4,000 homes) and this would have a significant impact on Poynton. The number of new homes at Woodford is in addition to the 945 homes that have already been granted planning permission. Although the GMSF purports to follow a Brownfield first position, the land adjoining Poynton at Woodford and High Lane are both Green Belt sites.

Consultation on the GMSF will run for seven weeks until the 23rd December 2016. Stockport Metropolitan Borough Council would be running events to promote awareness of the plan in the area.

A member noted that the report from Cheshire East entitled Traffic Assessment is wholly inaccurate. The document only refers to the A6 MARR and Poynton Relief Road Schemes and takes no account of the impact of traffic arising from development of the proposed strategic sites. In addition, the report is now obsolete in light of the house building proposed in the GMSF.

Members noted a number of inaccuracies and concerns in the documents relating to Hazelbadge Road including the frequency of the bus services, the proposed use of playing field land for additional car parking at the school and proposals to raise the land in order to divert water away from the proposed dwellings.

It was suggested that commentary on the documents from Hazelbadge Road and the Traffic Assessment should form part of the response to the inspector.

RESOLVED: That the documents listed a-j are received (NC)

RESOLVED: That the email sent on behalf of the Town Council to Mr Adrian Fisher dated 25th October 2016 under SO51 regarding evidence given at the Local Plan Strategy Examinations is noted (NC)

RESOLVED: That Mr Knight is requested to prepare a report for submission to the Inspector as outlined above and that delegated powers are given to the Chair, Vice Chair and one other committee member to approve the final draft (NC)

#### **94 Neighbourhood Plan Update**

Cllr Podmore informed the committee members that the consultation on the pre-submission version of the Neighbourhood Plan is ongoing. The closing date for submissions is the 14th November 2016. There have been some issues reported with the website although these appear to have been rectified. Some consultees have complained that the document is cumbersome but due to statutory requirements a summary document cannot be produced as the whole document must be published and consulted on.

RESOLVED: That the verbal update on the Neighbourhood Plan from Cllr Podmore is received (NC)

#### **95 Greater Manchester Spatial Framework**

The Chair had prepared a report on the GMSF and information had been provided under item 93.

It was noted that Marple have begun the process of preparing a Neighbourhood Plan.

RESOLVED: That the Manchester Evening News Article dated 20th October 2016 and the report from Cllr Clarke regarding the GMSF is received (NC)

RESOLVED: That a submission in response to the GMSF is drafted by John Knight for approval at the next Planning and Environment Committee Meeting (NC)

RESOLVED: That a member of Stockport Metropolitan Borough Council is invited to the next Planning and Environment Committee Meeting to provide information on the GMSF (NC)

**96 Air Quality Monitor Update**

It was proposed that the email from Phil Mason, Cheshire East, dated 24th October was received. Members noted that this matter had been ongoing for a protracted period of time. The Deputy Clerk was asked to pursue this matter with Mr Mason and prepare a report on the Air Quality Monitor for consideration at the next Planning and Environment Committee Meeting.

RESOLVED: That the proposal as stated was approved (NC)

**97 Poynton Crescent council road depot on London North**

Members discussed the proposal by Cheshire East to dispose of the land that had formally been a road depot.

A member noted that there had been a suggestion during the Neighbourhood Plan consultation that the land could be used as a picnic or garden area.

Previously an approach had been made to Cheshire East for the land to be transferred but this had not taken place.

Another member noted that there might be risks associated with the land given its proximity to the pond and the fragility of the dam. The Town Council were unlikely to have the resources to fund development of the land. In addition, Cheshire East had recently applied a moratorium on the transfer of assets.

The land had the potential of being developed for windfall housing if it was sold.

RESOLVED: That Town Council have no objection that the land is sold at auction as a windfall housing site (5 for, 2 against)

**98 Planning Appeal Unit1, 81A Coppice Road, Poynton, SK12 1SL**

Members discussed the planning appeal. It was proposed that the Town Council write to the Planning Inspectorate confirming the Town Council's original response to the planning application.

RESOLVED: That the Clerk write to the planning inspectorate confirming that the Town Council have no further observations to make (NC)

**99 Applications received to date**

---

99- 1	16/4610M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Mehdi Shams	Date Received :-	18/10/2016
	Location :-	222 Park Lane Park Lane Poynton SK12 1RQ	Date Returned :-	31/10/2016
	Proposal :	Change of use from A1 shop and A2 office to A3 restaurant / cafe and A5 hot food takeaway.		
	Observations :	Recommend no objection (NC)		

---

99- 2	16/4972M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr P Tyler	Date Received :-	26/10/2016
	Location :-	115 Coppice Road Poynton SK12 1SN	Date Returned :-	31/10/2016
	Proposal :	Demolition of existing dwelling and construction of 3 residential dwellings		
	Observations :	The Town Council does not object in principle to this development. However, the Town Council expresses concern in relation to the possible impact on the highway of increased access and egress and urge the CE to ensure that this is fully		

---

commensurate with highway safety and with the nearby junction with Waterloo Road.  
(NC)

---

99- 3	16/5060M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr William Rogers	Date Received :-	19/10/2016
	Location :-	Lower Park Garage Woodford Road Poynton SK12 1ED	Date Returned :-	31/10/2016
	Proposal :	Demolition of 3 existing buildings and the erection of a residential development comprising 2 buildings of 2.5 storey , accommodating 6 dwellings in total		
	Observations :	That there is no objection in principle to the redevelopment of the brownfield site providing that CE believes that: a) It does not significantly reduce the openness of the Green Belt which borders the site. b) The access on to Woodford Road is commensurate with highway safety with regard to issues such as visibility splay. (NC)		

---

99- 4	16/5062M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Josephine Leach	Date Received :-	19/10/2016
	Location :-	22 Holly Road Poynton SK12 1PA	Date Returned :-	31/10/2016
	Proposal :	1300mm single storey extension to front elevation of approved extension facing Holly Road. Constructed in matching facing brick & matching roof materials. To form an enlarged study, hall & utility room. See also previously approved planning application (13/4148M)		
	Observations :	Recommend no objection (NC)		

---

99- 5	16/5100M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr A Graham	Date Received :-	20/10/2016
	Location :-	26 Deva Close Poynton SK12 1HH	Date Returned :-	31/10/2016
	Proposal :	Proposed single storey rear extension		
	Observations :	Recommend rejection on the basis of: RO6RD (extension unneighbourly-loss of light) (NC)		

---

99- 6	16/5121M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Tony Wooderson	Date Received :-	26/10/2016
	Location :-	17 London Road South Poynton SK12 1LA	Date Returned :-	31/10/2016
	Proposal :	Retrospective application to replace existing porch with new porch		
	Observations :	Recommend no objection (NC)		

---

99- 7 16/5133M Plot Ref :- Type :- FULL  
Applicant Name :- Rev Andrew Allan Date Received :- 26/10/2016  
Location :- The Hockley Centre Date Returned :- 31/10/2016  
307-309 Park Lane  
Poynton  
SK12 1RJ  
Proposal : Addition of rear 'single storey' extension to accomodate office and administration  
Observations : Recommend no objection (NC)

---

99- 8 16/5139M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Ray Hannah-Shelton Date Received :- 21/10/2016  
Location :- 31 Clumber Road Date Returned :- 31/10/2016  
Clumber Road  
Poynton  
SK12 1NS  
Proposal : Proposed new car port and first floor extension  
Observations : Recommend no objection subject to CE being satisfied that it is not unneighbourly (NC)

---

**O100 Communication messages**

The following communication message was agreed:

That Poynton Town Council would make submissions on the GMSF in relation to the houses being proposed at Woodford and High Lane which are within a mile of Poynton.

The Meeting closed at : 9.50pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Poynton - with - Worth Town Council