

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 13th February 2017 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 M C G Sewart
Councillor G Smith

166 Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purposes of minute taking and the recording is deleted within a week when the draft minutes are produced.

167 Questions from members of the public

Mr Ashton, owner of the property, was in attendance for planning application 16/5405M

168 Apologies for absence

Cllr M Beanland.

169 Declarations of Disclosable Pecuniary or Other Interests

None.

170 Approve Minutes of Meeting held 6th February 2017

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 6th February 2017 are approved (NC)

It was proposed that there is an amendment to the order of the agenda to consider planning application 16/5405M as the next item.

RESOLVED: That an amendment to the order of the agenda to consider 16 Hardwicke Road planning application 16/5405M as the next item is approved (NC)

RESOLVED: That no objection is recommended for planning application 16/5405M (NC)

171 Cheshire East Local Plan Strategy Update

Mr Knight provided the following details:

To date the Planning Inspector has endorsed the line taken by the Borough Council and the leadership of the Borough Council which is to allocate sites in the Greenbelt across the north of the borough. The methodology that has been used is unclear. Strategic sites have been identified. The Inspector seems in principle to have given support to proceed to the next stage. The next stage is to publicise for consultation for a 6 week period. The consultation is to hear new views and not to hear any previous views and objections since pre-summer 2016.

It was noted that although the doubtful methodology has been challenged there has been no satisfactory response received.

Mr Knight spoke on the four criteria outlined in his update report on the Cheshire East Local Plan Strategy: Formal Consultation Period 06 Feb 2017 to 5:00pm on 20 March 2017.

Will there be an impact of the Housing White Paper?

The White Paper does not rewrite the NPPF. The White Paper proposes that there should be a national methodology for working out a housing plan however the details of this are currently unknown.

Mr Knight noted the considerable impact of developments within Cheshire East and the issue of infrastructure of the GMSF on Poynton. Poynton should not be seen in isolation. There will be an impact of the developments at High Lane, 4,000 houses; Woodford of 2,000 houses plus an additional 965 houses at the former Aerodrome; Handforth Village of 2,000 houses. There will be a significant

impact of the developments on the Poynton borders, on schools, public services, hospitals and the roads. Members agreed that this is a new point that can be raised.

Members noted that although there have been various consultations by the Borough Council there has been no proper response received to the consultations. Also the nature of the consultations has been electronic and exhibitions have had to be organised and held by the Town Council. Mr Knight noted that the consultations have not been refined enough to make changes to the Local Plan. The Chairman noted that Poynton had the highest response rate per population of CE with a majority opposing building in the Green Belt, this was largely due to the efforts of the Town Council organising exhibitions and publicising the events.

Mr Knight noted that the Borough Council have been reluctant to make changes due to the impact of consequential changes. There have been two changes to the three strategic sites in Poynton. Members agreed that the Town Council should request a reduction in the number of houses at the Sprinks Farm and Hazelbadge Road sites due to the reduction in the size of the sites to allow for an 8 metre undeveloped strip by the water courses.

Members agreed that the Town Council have fought a hard campaign against the Local Plan. The focus should now be to ensure that as few as possible houses are developed on the Green Belt.

Mr Knight noted that the housing land supply information for Poynton is incorrect. Mr Knight has questioned the CE Officers. The period to which they are working is 1st April 2010 to 31st March 2016. Mr Knight will contact other councils to try and find out how the degree of difference between their housing plan supply numbers to those of the Borough Council compare.

The Town Council will organise a basic exhibition placing information from the CE website on display boards at the Town Council. The information will be included on the Town Council website, PUN and noticeboards. Also the Town Council will advise on the consultation and assist residents as requested.

A meeting with Mr Evans of Cheshire East is due to be held on 27th February 2017 and it is hoped that a meeting is organised by David Rutley MP with the Leader of the Council in the coming weeks. The Deputy Clerk will follow up on the communication to David Rutley MP to arrange meetings with those in authority.

RESOLVED: That the letter from Adrian Fisher, Cheshire East Council, dated 6th February 2017, regarding the Schedule of Proposed Main Modifications to the Cheshire East Local Plan Strategy: Formal Consultation Period 06 Feb 2017 to 5:00pm on 20 March 2017 is received. That the report from John Knight, Update Report on Cheshire East Local Plan Strategy February 2017 is received with thanks.

That the Cheshire East Consultation on the Main Modifications of the Local Plan is received.

That Mr Knight draft a response to be received at the Planning and Environment committee meeting on 6th March 2017.

That the Town Council organise a basic exhibition placing information on the latest consultation from the CE website on display boards at the Civic Hall. That when Mr Knight's report is received the information is published in a special issue of the PUN (NC)

172 Neighbourhood Plan Update

RESOLVED: That the letter from Audlem Parish Council to Antoinette Sandbach MP, dated 23rd January 2017, is received. That a copy of the letter is sent to David Rutley MP stating that the Town Council endorse the sentiments therein (NC)

Mr John Knight provided a verbal update on the Neighbourhood Plan:

If details are finalised then the Borough Council is required to demonstrate a 5.3 year supply of housing land.

The government have clarified that in Neighbourhood Planning areas only a 3 year supply of housing land needs to be demonstrated for the next few years if a Neighbourhood Plan has been approved recently.

The issue is how the figures fit together while there is uncertainty around the Local Plan and the figures that the Borough is agreeable to. This could take a few more weeks to resolve.

Another issue is the mix of housing. Work is being carried out with estate agents.

This issue can be addressed parallel to the Local Plan in March 2017.

RESOLVED: That the verbal update on the Neighbourhood Plan from Mr Knight is received (NC)

173 Planning Decision List

RESOLVED: That the Planning decision list is received (NC)

174 Applications Received to Date

174- 1	16/5405M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr M Ashton	Date Received :-	07/02/2017
	Location :-	16 Hardwicke Road Hardwicke Road Poynton SK12 1BJ	Date Returned :-	17/02/2017
	Proposal :	Proposed rear and side extensions		
	Observations :	No objection (NC)		

174- 2	17/0257M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr David Bates	Date Received :-	07/02/2017
	Location :-	282 Park Lane Park Lane Poynton SK12 1RQ	Date Returned :-	14/02/2017
	Proposal :	To drop a pavement kerb to provide vehicular access to an existing paved area in front of house		
	Observations :	No objection in principle, providing the Highways Department reviews the proposed development bearing in mind that this is an area of particular congestion where traffic has to frequently queue to get down Park Lane (NC)		

174- 3	17/0442M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr S Thirde	Date Received :-	07/02/2017
	Location :-	22 Hazelbadge Road Poynton Poynton SK12 1HE	Date Returned :-	17/02/2017
	Proposal :	Proposed single storey side extension		
	Observations :	No objection (NC)		

174- 4	17/0446M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Grayam Wheelwright	Date Received :-	07/02/2017
	Location :-	77 Parklands Way Parklands Way Poynton SK12 1AT	Date Returned :-	14/02/2017
	Proposal :	Single storey front porch and side extensions		
	Observations :	No objection (NC)		

174- 5	17/0476M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Katie Shaw	Date Received :-	07/02/2017
	Location :-	23 Nickleby Road Nickleby Road Poynton SK12 1LE	Date Returned :-	17/02/2017

Proposal : Single storey pitched roof rear extension to form extended kitchen and utility room
Observations : No objection (NC)

174- 6	17/0502M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Nick Bacon	Date Received :-	07/02/2017
	Location :-	Finger Post Cottage Woodford Road Poynton SK12 1DY	Date Returned :-	28/02/2017
	Proposal :	Proposed two storey extension to existing dwelling		
	Observations :	Recommend rejection on the basis of RO12LP that the extension is an inappropriate form of development within the Green Belt as it exceeds the 30% limit for extensions in the Greenbelt (NC)		

175 Communication messages

Members agreed the following communication messages:
Local Plan consultation when Mr Knight's submission becomes available.

RESOLVED: That the communication message stated is approved (NC)

The Meeting closed at : 9.15pm

Signed : _____ Chairman Date: _____

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