

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 16th January 2017 at the Civic Hall, Poynton

Committee Members Present :- Councillor M Beanland
Councillor L.A. Clarke (C)
Councillor L Podmore (VC)
Councillor M C G Sewart
Councillor G Smith

Also in Attendance :- SO54: Cllr Mrs S Horsman substituting for Cllr Mrs J Saunders

146 Questions from members of the public

Mr Okuku, a Poynton resident, attended the meeting to speak on the proposed Hazelbadge development. Mr Okuku queried point 12 on the technical note posted following the hearing by Inspector Pratt. Point 12 refers to the car parking on Hazelbadge Road and notes that there is no real problem with car parking on this road from the observations made. Mr Okuku questioned when and by whom these observations were made.

The Chair confirmed that those observations have not been made by this Town Council; the Town Council oppose those views and do not know when the observations were made. The Town Council has made a submission opposing the Hazelbadge development. Mr Okuku raised his concern about Hazelbadge Road as an access road to a potential development of over 150 houses, as stated at the hearing held by Inspector Pratt and questioned the positioning of the parking bays that are shown in the diagrams. Mr Okuku requested that double yellow lines are extended opposite Wayside Avenue.

The Chair assured Mr Okuku that the Town Council strongly opposes the development and advised Mr Okuku to direct the queries to the Inspector, Mr Stephen Pratt.

Mr Okuku also raised a concern about the potential impact of electoral boundary changes on Poynton, whereby Poynton could be absorbed into the Stockport area and the impact this would have on the Greenbelt.

The Chair confirmed that the Town Council agrees with the concerns expressed and have written to the Parliamentary Boundary Commission stating that Poynton wishes to remain in the Macclesfield constituency, wholly composed of areas within Cheshire East.

Mr Andrew Wood then spoke on the poor condition of Chester Road, near the works on the new A6MARR by-pass road. Mr Wood requested how funding can be raised to address the condition of the road. The Chair explained that it is a Cheshire East Council (CE) responsibility to maintain the roads in Poynton and the responsibility of Stockport Council to maintain where it crosses into Stockport.

The Chair requested the Deputy Clerk to instruct the Operations Manager to raise the issue with CE and Stockport to address the potholes on Chester Road. It was also requested that the Operations Manager conduct a full survey of the condition of the road from Poynton railway station to the boundary with Stockport. A Poynton Town Councillor has also sent notice to Cheshire East of a pothole on Chester Road near to the junction with Tern Drive.

Mr Wood also noted he is aware that young people would like to set up businesses in Poynton however he was concerned that there is a lack of units for new businesses. The Chair confirmed that there are a number of schemes for this purpose with provision for some more industrial units under the proposed Local Plan.

147 Apologies for absence

Cllrs C Gorst, T Holbrook and Mrs J Saunders.

148 Declarations of Disclosable Pecuniary or Other Interests

Cllrs Clarke and M Sewart declared a non-pecuniary interest in planning application 16/5792M and will leave the meeting for this item.

149 Approve Minutes of Meeting held on 9th January 2017

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 9th January 2017 are approved (5 for, 1 abstention)

150 CE Local Plan Strategy Update

An email had been received from Mr Adrian Fisher, Head of Planning Strategy at Cheshire East who has proposed a meeting with his staff regarding windfall housing developments in Poynton.

Mr Knight spoke on the CE Local Plan Strategy update as follows:

There have been exchanges of correspondence between the Inspector, Mr Stephen Pratt, and the Borough Council since the Inspector's Interim Views on the Main Modifications Needed to the Local Plan Strategy was posted.

The correspondence can be viewed on the Borough Council website.

Of interest to the Town Council is the issue of the precise procedure to be followed as the original Submission version of the local plan (May 2014) has never been withdrawn by CE. There is a difference of opinion between CE and the Inspector as to whether the CE will be required to consult on all the modifications since then. When further consultation takes place, there may be a further opportunity to revisit the proposed allocation of the three strategic sites.

The Inspector has informed the Borough Council that they need to conduct more work on windfall, Brownfield, commitments and projections regarding housing land supply. The outcome of this work is awaited.

Mr Knight noted that based on the work of Cllr Clarke in relation to windfall sites and applying this to the next 15 years the projected housing figures are radically different to those of the Borough Council. Potentially, it could be argued that the CE Local Plan process has been flawed in that it does not comply with national guidance in the National Planning Policy Framework and because the approach to and the figures for Brownfield and windfall have been incorrect.

The next stage is the statutory consultation on modifications to the Local Plan. As and when further documents are published the Town Council should be ready to respond as required within the six week consultation period.

Mr Knight reported that he had met with Tom Evans from CEC regarding the Neighbourhood Plan along with two other members of the Steering Group.

RESOLVED: That the CE Local Plan Strategy update from Mr Knight is received. That the emails from Adrian Fisher are received. That the Town Council respond to the email from Adrian Fisher to suggest dates to meet. (NC)

151 Neighbourhood Plan

Cllr Podmore confirmed that the Neighbourhood Plan Working Party have met with Tom Evans of Cheshire East Council and the work is on-going.

It was noted that the costs of a Movement Study (in the region of £9,825) are in excess of the £7,000 grant awarded to the Town Council for the Movement Study. The following actions to address the shortfall were agreed:

To approach CE to address the shortfall in the grant.

To seek support from the movement study funding body.

RESOLVED: That the verbal update on the Neighbourhood Plan is received. That both CE and the funding body are approached for support of the additional costs of the Movement Study. That the Chair and Vice Chair of the committee are granted powers to decide on the Movement Study. That the Deputy Clerk in consultation with Mr John Knight draft further documentation should it be required by the grant funding body (NC)

152 Greater Manchester Spatial Framework (GMSF)

RESOLVED: That the response to the GMSF prepared by Mr John Knight is approved (NC)

153 Poynton Relief Road Planning Application 16/4436M

Members noted the outcome of the decision of the CE Strategic Planning Board on 10th January 2017.

RESOLVED: That the Town Council write to David Rutley MP and Mary Robinson MP to try and persuade

154 Applications Received to Date

154- 1	16/4887M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Matthew Barton	Date Received :-	12/01/2017
	Location :-	White Lodge South Park Drive Poynton SK12 1BN	Date Returned :-	31/01/2017
	Proposal :	Works to landscape and boundary treatments		
	Observations :	Recommend no objection (NC)		

154- 2	16/5340M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Miss Melanie Parker	Date Received :-	13/01/2017
	Location :-	17 Elm Beds Road Elm Beds Road Poynton SK12 1TG	Date Returned :-	31/01/2017
	Proposal :	Retrospective application to render to the rear of the property to match the side and front elevations		
	Observations :	Recommend no objection (NC)		

154- 3	16/5792M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs Sewart	Date Received :-	10/01/2017
	Location :-	6 Gloucester Road Gloucester Road Poynton SK12 1JJ	Date Returned :-	31/01/2017
	Proposal :	Two storey side extension, conversion of garage and carport.		
	Observations :	Cllrs M Sewart and L Clarke left the meeting for this item Recommend no objection (NC)		

154- 4	16/5980M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Adrian Pearson	Date Received :-	10/01/2017
	Location :-	30 Maple Avenue Maple Avenue Poynton SK12 1PR	Date Returned :-	31/01/2017
	Proposal :	Two storey side and rear extension (partial) and single storey rear extension on the footprint of an existing sun room which is to be demolished		
	Observations :	Recommend rejection on the basis of: RO3RD - Cramped development RO5RD - Inadequate space around buildings RO8RD - Inappropriate side extension (terracing) (Macclesfield Borough Council - Standard Conditions and Reasons for Refusal, 2007) (NC)		

The Meeting closed at : 9.15pm

Signed :

Chairman

Date:

On behalf of :-

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