

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 16<sup>TH</sup> OCTOBER 2017 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, Mrs S Horsman, L Podmore, M Sewart

SO 54 Cllr Mrs J Sewart for Cllr Mrs J Saunders

126. Recording of meeting

The Deputy Clerk confirmed that the meeting is recorded for the purposes of minute taking.

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

127. Questions from members of the public

Members of the public were in attendance and wished to make representations on applications 17/5004M and Item 12.

128. Apologies for absence

Cllrs T Holbrook and Mrs J Saunders.

129. Declarations of disclosable pecuniary or other interests

Cllr L A Clarke declared an interest in planning application 17/4656M as he is a part owner of a property in the vicinity and will leave the meeting for this item.

Cllr C Gorst declared an interest in planning application 17/5004M as he is a trustee of Poynton with Worth alms houses and will abstain from voting on this item.

Cllr L Podmore declared a non-pecuniary interest in application 17/5134M and will leave the meeting for this item.

Cllr M Sewart will abstain from all planning application decisions so that he would not prejudice himself should the matters go before the Cheshire East North Area Planning Committee.

130. Questions from members of the public

Questions from members of the public were invited.

It was proposed that the order of the agenda is amended to take the following items of business first: 17/5004M and item 12.

**RESOLVED: That the order of the agenda is amended as stated (NC)**

131. Application No 17/5004M, location: 2 & 4 London Road South, Poynton SK12 1NJ, proposal: The construction of 4 no. new town houses on the land to the rear of nos 2 & 4 London Road South

The Chair invited members of the public to speak.

Ms Wendy Robinson, Abbey Court, Poynton, spoke against the application and noted the following points:

- Impact on amenity of adjacent residents – particularly in relation to overlooking, close proximity and the overbearing nature of the houses.
- Inadequate parking spaces. There are only two spaces for each house, but the houses have four bedrooms and there should be three spaces allocated per house.
- Impact on trees.
- The unacceptable level of overshadowing from the houses themselves.
- Overdevelopment of the site.
- Detrimental to the amenity of the properties on Abbey Court, London Road, the alms houses and the church.
- Highway safety and refuse collection.

Donna Barber from Eden Planning and representing the residents at Abbey Court also spoke against the application. The objections were not on the principal of residential development but the developer's disregard to the Cheshire East guidelines for this type of development, in particular:

- Space between existing properties. The plans show a space of 10m between 8 Abbey Court and the new properties, but the guidelines state that this should be 16.5m.
- The proposed houses are 10m in height which is significantly higher than other properties in the area. Infill backland development should be subordinate to the original house.
- The size of the proposed development will have an overbearing impact on neighbours. Whilst there is no right to a view there is a right to be able to sit in your garden without feeling enclosed.
- The developer has cleared the site of some of the trees in the past week, contrary to the plans that have been submitted which show that the trees have been retained.
- A sign of overdevelopment is that the developer had initially proposed using geocell technology in order to protect the roots of the trees but instead they have now removed the trees, contrary to Cheshire East policies which state that trees should be maintained.
- The plans submitted are also inaccurate and misleading as the scale is incorrect. The plans state that the access is widened to 4.5m which would be adequate for new dwellings. However, this does not take into account the kink in the building line. Although a refuse vehicle is shown on the plans the vehicle is not the correct size.

- The bin stores are 30m from the refuse collection area. It is not sustainable to ask potentially elderly or disabled residents to walk this distance.
- There are highways issues as there is only limited visibility from the site entrance on to London Road which is a very busy road.

**Resolved: Recommend rejection on the basis of:**

**RO1RD (Backland development).** The proposal represents an undesirable form of backland development without proper road frontage and which would be detrimental to the amenities of the occupiers of the adjoining dwellings.

**RO3RD (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 immediate vicinity of the site.

**RO5RD (Inadequate space around buildings).** The proposed development would provide inadequate space around and between buildings.

**RO7RD (Development unneighbourly).** The proposed development by virtue of its size, design and position relative to adjoining properties in Abbey Court and Fountain Close would be unduly dominant when viewed from adjoining properties.

**RO2TR (Threat to protected trees).** The proposed development would result in a threat to the continued well being of existing trees which are subject to tree preservation orders.

**RO3TR (Loss of trees contributing to amenity).** The proposed development by virtue of its size and siting would result in the direct loss of existing trees which are of amenity value to the area as a whole.

*Note: The Town Council understands that the developer has already cleared many trees from the site which are shown on the plans which have been submitted.*

**RO2HW (Inadequate visibility).** The proposal would be contrary to the interests of highway safety by reason of inadequate visibility at the point of access onto London Road South.

**RO3HW (Additional turning movements)** The proposal would be contrary to the interests of highway safety due to the fact that the number of turning movements into and out of the site (on to London Road, which is already exceptionally busy) that would result from the development would result in an increased danger to other road users on the highway network in the vicinity.

**RO4HW (Inadequate turning)** The proposal would be contrary to the interests of highway safety as it would result in inadequate facilities available or retained within the site to allow vehicles to enter and leave the site in a forward direction and would result in reversing manoeuvres onto the highway.

**RO5HW (Inadequate service provision) The proposed development makes inadequate provision for service vehicles to load and unload thereby resulting in a threat to highway safety.**

**The proposed access road is exceptionally close to Number 4 London Road South which the Town Council believes would be unneighbourly.**

**There is inadequate provision for parking within the proposed site layout for the four new properties but also the existing two properties at 2 & 4 London Road South.**

**The building is close to St George's Church which is a listed building and the height of the proposed building (10m) would detract from the appearance of St George's Church as viewed from certain vantages (6 for, 1 abstention)**

132. To receive and consider the email from a resident in relation to the A6MARR construction on Woodford Road

Mr Parkinson a resident of Woodford Road, Poynton spoke on this matter:

- The current plans for the A6MARR at Woodford Road show two points of access a gate providing agricultural access into a field and steps over the bridge.
- During construction of the bridge, a roadway, 75-100 yards in length, has been constructed in place of the steps.
- Mr Parkinson can find no record of the plan being altered and has been informed that the road has been constructed for future development.

**RESOLVED: The Deputy Clerk refer the construction of the road to the Enforcement Officer at Cheshire East and ask them to conduct an investigation (NC)**

133. Approve minutes of meeting held on 25<sup>th</sup> September 2017

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 25<sup>th</sup> September 2017 are approved (5 for, 2 abstentions)**

134. To receive and consider the Spatial Planning Update dated August 2017

It was noted that a legal challenge to the Local Plan had been mounted by Muller Properties.

**RESOLVED: That the Cheshire East Council Spatial Planning Update for August 2017 is received (NC)**

135. To receive and consider the Call for Sites list and map

Cheshire East have released a list of sites that have been proposed by developers in response to the Call for Sites. These sites are for less than 150 units.

John Knight drew the committee's attention to the following information:

- A number of sites already considered by the Neighbourhood Plan have been submitted.
- The owner of land around Lostock Hall Park has submitted the sites for a number of uses including residential, sports facilities, leisure club, business centre and hotel.
- The majority of the land put forward by developers is Green Belt land.
- The Neighbourhood Plan Group hope that if they allocate sites no further will be allocated by Cheshire East.

Mr Knight suggested that the Town Council write to Cheshire East noting that the majority of the sites were in the Green Belt and there should be no further development in the Green Belt. In addition, it should confirm that the Neighbourhood Plan will allocate sufficient sites to meet the housing requirement need for Poynton.

Members noted that the map of the submitted sites produced by Cheshire East does not show the new A6MARR road which is currently under construction. The new road runs close to some of the proposed sites and should be shown on all subsequent versions

**RESOLVED: That John Knight is requested to prepare a submission on behalf of the Town Council to Cheshire East in response to the Call for Sites List (NC)**

136. To note the letter to Cllr Rachel Bailey, dated 27<sup>th</sup> September 2017, and the action taken under SO51 and response

The former Vernon Infants School is a key brownfield site in the town. Although Cllr Bailey refers to requirements around the disposal of playing fields, the committee noted that Cheshire East did not require the consent of the Secretary of State to sell the buildings themselves.

**RESOLVED: That the action under SO51 is noted and the correspondence from Cllr Bailey received. The Town Council responds to Cllr Bailey stating that it is the view of the Town Council that no playing fields should be lost but the buildings on the site should be considered for redevelopment in preference to development in the Green Belt.**

137. Stockport Local Plan consultation - To note the responses prepared by John Knight in relation to the Stockport Local Plan and the Stockport Local Plan Transport consultation and the action taken under SO51

**RESOLVED: That the responses prepared in relation to the Stockport Local Plan and the Stockport Local Plan Transport consultations are received and the action taken under SO51 is noted.**

138. To receive an update on the Neighbourhood Plan

Cllr L Podmore spoke to the current progress of the Neighbourhood Plan:

- A report on current progress had been circulated with the committee papers.

- Particular thanks was given to Robert Sabin for his efforts in preparing the revised document.

The Neighbourhood Plan Steering Group were considering the allocation of the following sites in the Neighbourhood Plan:

Site 109 (The sports club, the sports club will move to Site 110)

Site 329 (Glastonbury Triangle)

Site 569 (off Woodford Road)

Former Vernon Infants School

The committee were asked for a recommendation on whether Site 569, land off Woodford Road should be allocated for residential development. The land is currently in the Green Belt.

Cllr Podmore identified reasons against the removal of the land. A significant amount of Green Belt land had already been released in Poynton in the Local Plan. Whilst the land is currently isolated there have already been suggestions that further land near the bypass could be removed from the Green Belt in the future.

There are also issues of access on Lower Park and Woodford Road. Residents on Woodford Road are also faced with loss of amenity from the bund which is to be built as a result of the A6MARR.

Cllr Jo Sewart spoke for the allocation of the land. Reasons for allocating the land include Cheshire East insisting that the Neighbourhood Plan reserve sufficient land to meet the Poynton housing requirement as determined by Cheshire East. The majority of the steering group would prefer to do this by releasing small areas of land that were essentially infill between the railway and existing houses and could only accommodate 25 houses or less. Cheshire Wildlife have confirmed that the pond on site does not have any particular significance in terms of wildlife.

John Knight commented that there was a risk that the two brownfield sites at the sports club and the former infants school not being realised on the basis that they are not deliverable.

Councillors discussed the Armcon site in Adlington which falls outside the Poynton Neighbourhood Plan area but does fall within the Poynton settlement area. It was suggested that Cheshire East should be requested to apportion the target for houses between Poynton and Adlington. It was noted that the Armcon site provides commercial premises for small business which is not available elsewhere in the town.

It was noted that Site 569 had initially been put forward as Safeguarded Land by Cheshire East but subsequently removed.

Councillors were reminded that the sites put forward by developers in the Call for Sites did not mean that they would be adopted by Cheshire East as part of the site allocations which forms the lower level of the Local Plan. This part of the local Plan would also need to undergo a public examination.

There is agreement with Cheshire East officers that the Neighbourhood Plan will be able to allocate the additional 250 houses required in Poynton. The site allocations would be able to remove further land from the Green Belt.

**RESOLVED: That the Town Council advises the Neighbourhood Plan Steering Group that it does not recommend removing Site 569 from the Green Belt (5 for and 2 against)**

139. To receive and consider the proposed infill boundary for Higher Poynton

John Knight has worked with Robert Sabin, Cllr Gorst and Cllr Mrs Saunders on the proposed infill boundary for Higher Poynton.

A Councillor asked whether not being included within the boundary would make other areas more vulnerable to development?

John Knight responded that it was difficult to know as individual applications would be decided by planning inspectors and it was impossible to give a guarantee as inspectors could make unpredictable decisions.

Would it help prevent development of Site 334 if it was included within the boundary?

John Knight responded that this would not be the type of application that would be supported due to its large size. As the site remains in the Green Belt this would be used to object to any development of the site.

**RESOLVED: That the map of the proposed Higher Poynton infill boundary is adopted subject to further public consultation (NC)**

140. To receive and consider the Neighbourhood Plan Policy HOU8 Higher Poynton

A number of typing errors and a contradiction had been identified following a review of the policy and these would be rectified.

**RESOLVED: That the draft Neighbourhood Plan Policy HOU8 for Higher Poynton is received. It was noted that further minor amendments would be made, and the policy would be subject to public consultation (NC)**

141. To receive an update from the Deputy Clerk on the tree preservation order assessments

The Deputy Clerk reported that a provisional Tree Preservation Order for Sprink Farm, Dickens Lane has been made by Cheshire East for three trees and area of woodland. No further updates have been received on either the Hazelbadge Road or Chester Road sites.

**RESOLVED: That the verbal report from the Deputy Clerk is received and the Clerk should write to Cheshire East to express support for the proposed Tree Preservation Order (NC)**

142. To receive and consider the emails from Martin Brown, Cheshire East Council dated 22<sup>nd</sup> and 26<sup>th</sup> September in relation to air quality monitoring

The email on the 22<sup>nd</sup> of September confirmed that the air quality monitor at the junction of Clifford Road and London Road South was inactive but an air conditioning unit was still working on the site. This has now been switched off.

The email on the 26<sup>th</sup> September outlined the position of Cheshire East in relation to air quality in the town. A councillor asked whether Cheshire East could be asked how often they monitor the air quality and to provide a report in relation to their monitoring of the Poynton sites. New road development in the town should also be taken into consideration. Nitrogen dioxide is also not the only pollutant that should be measured.

**RESOLVED: That the email correspondence is received. That the Clerk write to Cheshire East to request information on how often the sites are monitored and ask that a report is provided to the Town Council each time the readings are taken. In addition, Cheshire East should be asked to reconsider the monitoring at other locations given the scale of the new developments proposed in Poynton (NC)**

143. To receive and consider the officer decision record from Cheshire East Council in relation to Jacksons' Brickworks Local Nature Reserve

It was noted that this was a mitigation scheme rather than a migration scheme for newts.

**RESOLVED: That the officer decision is noted (NC)**

144. To receive and consider a response to the Department of Communities and Local Government consultation proposal 'Planning for the Right Homes in the Right Places

John Knight explained to the Committee that the paper is proposing a new methodology for calculating the number of homes required in particular areas. There have been significant issues over recent years as local councils have been calculating housing needs in a variety of ways. The figure for Cheshire East if the new methodology is used would be 11,000 as opposed to the 36,000 Cheshire East had calculated.

Unfortunately, as the Cheshire East Local Plan has now been adopted the new figures can be used. However, going forward a national standard methodology is to be welcomed and may be relevant for both the Stockport Local Plan and the High Peak Local Plan in the future.

A councillor asked whether the Neighbourhood Plan could contain a statement regarding the overestimate of housing required. John Knight confirmed that the methodology had not been approved yet as it is still only a consultation document.

**RESOLVED: That the consultation paper is received, and Mr John Knight is asked to prepare a response to the consultation paper.**



145. To note the action agreed by the Finance and General Purposes Committee to the Cheshire East Community Infrastructure Levy consultation

The Finance and General Purposes Committee at a meeting on 2<sup>nd</sup> October 2017 had agreed that a working party would be established to consider CIL money and that a response to the CIL consultation was prepared by Mr John Knight.

**RESOLVED: That the actions as agreed are noted (NC)**

146. To receive an update on the Community Infrastructure Levy Consultation from the Deputy Clerk

Mr Knight had not been able to draft a response to the CIL consultation prior to the meeting but was able to draft a response to meet the deadline of the 6<sup>th</sup> November 2017.

**RESOLVED: That authority be given under SO51 for the submission of the CIL consultation once drafted and approved by the Chair, Vice Chair and one other committee member.**

147. To agree the composition of the Community Infrastructure Levy Working Group

Councillors Mrs Jo Sewart, Lee Podmore and Graham Smith have expressed an interest in joining the working party. The committee was asked to consider whether to invite a resident, Mr Robert Sabin, to join the working group. Phil Cunningham would be the officer attached to the working group.

**RESOLVED: The composition of the working party as set out was agreed. Mr Robert Sabin to be asked if he wished to join the working group.**

148. To note the letter from the National Grid dated September 2017 in relation to the rescheduling of the work on the overhead powerlines

The work to the powerlines, which had been delayed, would now be completed in 2019.

**RESOLVED: That the correspondence is received. The correspondence to be added to the website (NC)**

149. Planning decision list

**RESOLVED: That the planning decision list is received (NC)**

*Cllr Mrs J Sewart left the meeting*

150. Planning applications received to date:

*Cllr Clarke left the meeting for application 17/4656M. Cllr Podmore chaired the meeting.*

- a. Application No: 17/4656M  
Location: 13 Park Lane, Poynton, SK12 1RD  
Applicants Name: Mr Wrigley  
Proposal: External canopy  
**Recommendation: No objection (4 for, 1 abstention)**

*Cllr Clarke resumed the Chair.*

- b. Application No: 17/4688  
Location: 211 Chester Road, Poynton, SK12 1DS  
Applicants Name: Mr Simon Moffatt  
Proposal: Single storey rear extension, front porch & detached garage  
**Recommendation: No objection (5 for, 1 abstention)**
- c. Application No: 17/4771M  
Location: Woodacre, South Park Drive, Poynton SK12 1BS  
Applicants Name: Mrs Hopley  
Proposal: Proposed erection of detached house, garage & driveway  
Resubmission of expired planning approval 03/2337P  
**Recommendation: Rejection on the basis that it is backland development and out of character with properties in the vicinity of the site.  
(5 for, 1 abstention)**
- d. Application No: 17/4784M  
Location: Land at Princes Incline, Poynton, SK12 1DE  
Applicants Name: Mr Tony Reece  
Proposal: Variation of condition 2 (approved plans) on approval 16/6173M  
**Recommendation: No objection subject to the garage being used only as a garage and not for any other purpose (5 for, 1 abstention)**
- e. Application No: 17/4814M  
Location: Former Local Authority Depot, London Road North  
Applicants Name: Mr Ali Mohammad  
Proposal: Proposed new commercial garage (resubmission of 17/3429M)  
**Recommendation: The Town Council are not opposed to redevelopment of this site but that the Council believe the development of the site as a commercial garage would cause problems on London Road North where traffic travels at speed. The development is not compatible with the existing use of Poynton Park and Poynton Pool and that housing might be a better use of the site. Consideration should be given to the reinstatement of the former Poynton Crescent which used to be on the site (4 for, 1 against, 1 abstention)**
- f. Application No: 17/4820M  
Location: Clumber House Rest Home, 81 Dickens Lane, Poynton SK121NT  
Applicants Name: Mr B Owen  
Proposal: Two storey side extension to create a new lift

**Recommendation: No objection provided that the development is not unneighbourly to existing properties (5 for, 1 abstention)**

- g. Application No: 17/4903M  
Location: 17 Anglesey Drive, Poynton SK12 1BT  
Applicants Name: Reuben Singh  
Proposal: Enhanced façade with stone features and new windows, second floor dormers & chimneys. Increase in size of previously approved 2 storey rear extension. Two carports to match style of enhanced house façade  
**Recommendation: Refusal on the basis of RO3RD (Cramped development). The proposal would by reason of scale, form and design be out of keeping with the character of the existing properties in the immediate vicinity of the site (5 for, 1 abstention)**
- h. Application No: 17/4908M  
Location: 7 Dorrit Close, Poynton, SK12 1UU  
Applicants Name: Mr & Mrs James Thomson  
Proposal: Proposed two storey side and single storey rear extension including internal alterations  
**Recommendation: No objection (5 for, 1 abstention)**
- i. Application No: 17/4928M  
Location: Towers Farm, London Road North, Poynton, SK121BY  
Applicants Name: Mr S Wainwright  
Proposal: Planning application to alter the siting of the agricultural workers dwelling commenced under permission 04/1601P  
**Recommendation: The Town Council considers that a new application should be submitted (5 for, 1 abstention)**
- j. Application No: 17/5014M  
Location: 21 Mill Hill Avenue, Poynton, SK12 1EQ  
Applicants Name: Mr Stuart McLachrie  
Proposal: Two storey side extension, single storey rear and front extension, off street parking formed, and graded lawn area  
**Recommendation: No objection subject to the extension not exceeding the 30% limit in the Green Belt (5 for, 1 abstention)**
- k. Application No: 17/5024M  
Location: 12 Lower Park Crescent, Poynton SK12 1EF  
Applicant Name: Mr James Spencer  
Proposal: Proposed part single storey and part two storey rear extension.  
**Recommendation: Rejection on the basis of RO6RD (extension unneighbourly). The proposed extension, by virtue of its size, design and position relative to adjoining properties would be unduly dominant causing an unacceptable loss of light to the detriment of residential amenities of neighbouring properties (5 for, 1 abstention)**
- l. Application No: 17/5072M  
Applicants Name: Mr K Smith  
Location: 26 Dombey Road, Poynton SK12 1LT

Proposal: Single storey rear and side extension and garage conversion.  
**Recommendation: No objection (5 for, 1 abstention)**

*Cllr Podmore left the meeting for this item*

- m. Application No: 17/5134M  
Applicants Name: Mr Des Brown  
Location: 41 Brookside Avenue, Poynton, Sk12 1PW  
Proposal: Demolition of existing sun lounge, front and side extensions and internal alternations  
**Recommendation: No objection (4 for, 1 abstention)**

*Cllr Podmore returned to the meeting*

- n. Application No: 17/5008M  
Applicants Name: Mr Paul Taylor  
Location: 99 Mallard Crescent, Poynton, SK12 1XG  
Proposal: Erection of side prefabricated garage 5x3 metres in main drive way, with a pitched roof to side of main house wall. Garage door to replace existing gate and fence. Removal of old garage  
**Recommendation: No objection subject to it not being unneighbourly (5 for, 1 abstention)**

151. To receive and consider the report from the Deputy Clerk on additional meetings

The workload for the committee is significant. Since the last meeting three weeks ago 15 applications have been received. It is suggested that a short meeting every three week is scheduled for 7.30pm and will only deal with matters that can be dealt with in a short meeting.

**RESOLVED: That the additional meeting schedule is approved (NC)**

147. Communication Messages

- The draft tree preservation order on Dickens Lane and ask members of the public to write to Cheshire East asking them to confirm the order.

**RESOLVED: The communication message as stated is approved (NC)**

Meeting end time: 9.50pm