

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 7.30PM ON MONDAY 5TH JUNE 2017 AT THE CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

Cllrs: M Beanland, C Gorst, T Holbrook, I Hollingworth, S Horsman, L Podmore and Mrs J Saunders

R Horsman-Johnson (SO56)

Part A

10. Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purposes of minute taking.

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

11. Questions from members of the public

There were no questions from members of the public.

12. Apologies for absence

Cllr M Sewart.

13. Declarations of disclosable pecuniary or other interests

Cllr Gorst declared an interest in planning application 17/2391M.

14. Approve Minutes of meeting held 8th May and 22nd May 2017

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 8th May 2017 are approved (NC)

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 22nd May 2017 are approved (7 for, 1 abstention)

RESOLVED: That the order of the agenda is amended and planning application 17/2497M, The Workshop, Shrigley Road North is taken as the next item of business on the agenda (NC)

17/2497M, The Workshop, Shrigley Road North

The Chair invited members of the public to speak.

Mr Jonathan Bailey, Carmichael Street, Stockport, spoke in favour of the application and noted the following points:

- The development is not intended as a profit-making exercise.
- The development is in the Brownfield and not the Green Belt as confirmed by the CE pre-planning advice.
- There have been several objections to the application and they have mistakenly stated that the site is in the Green Belt.
- Measures have been taken to mitigate flooding.
- There are no additional vehicular movements.
- The property will be well insulated and will be a solar energy home.

Mr Bailey also shared with the committee the correspondence from a resident in support of the application. The correspondence notes that the development is, “well designed and contemporary”, “not much wider than the existing development”, and would “enhance the plot”.

Mr Bailey also noted his concern that there is a similarity with matching comments in the objections posted on the CE website in opposition to the site.

Hayley Whittaker, Shrigley Road North, Poynton, spoke on behalf of residents in attendance at the meeting against the application as follows:

- Design Access Statement; the definition of the property as in-fill is incorrect.
- The development as a continuation of a residential development is not allowed under the Green Belt.
- The development reduces the openness of the Green Belt and views to the Middlewood Way.
- Privacy issues; the two neighbouring properties immediately behind the development are subject to overlooking as the development directly overlooks into the communal gardens of neighbouring properties.
- The current structure is a World War 1 Nissan Shed and residents strongly disagree with the Design and Access Statement which notes that the proposed development replicates the character of the buildings.
- Shrigley Road North highway issues are already known by CE and the Town Council. These include the fact that this is a narrow road, there are issues with vehicular access and the development will create more congestion.
- Building a property very near the build line will overshadow not only an already narrow road but the bungalow directly opposite.
- There is no usable pavement in front of the proposed development.
- Utilities; this is not classed as a permanent structure. There are several problems with the sewer lines as already known by CE and the Town Council.

Following the statements members thoroughly reviewed the planning application development plans and clarified that the Town Council have a Brownfield first policy and that, in general, development should be based on an existing footprint.

Members commented on the intensive use of this site, concern that the development is out of character and that the site is too small for the proposed dwelling.

RESOLVED: That the Town Council recommend rejection of the planning application on the basis of:

RO3RD – Cramped development. The proposal would by reason of scale, form and design 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, particularly with regard to the provision of adequate levels of private open space.

RO7RD – Development unneighbourly.

In addition, there may be highway issues in that the proposed property stands forward of the building line and is closer to the road which is a very busy road. The site is in the Green Belt and should be treated with special sensitivity and care (7 for, 1 abstention – Cllr Mrs Saunders)

The Chair clarified to members of the public that Poynton Town Council is an advisory body and does not make the decision on planning applications. The Chair urged members of the public to forward their views on the relevant planning applications directly to CE to be taken into account by CE planning officers.

15. Cheshire East Local Plan Strategy Update

RESOLVED: That the minutes of the meeting between representatives of Poynton Town Council, Cheshire East Council and David Rutley MP which took place on 24th March 2017 are noted. That the Deputy Clerk will contact CE for a response before the next Planning & Environment committee meeting. That the email to David Rutley MP dated 26th March 2017 is noted (NC)

16. Neighbourhood Plan Update

Cllr Podmore provided the following update on the Neighbourhood Plan:

- There have been a number of amendments based on the comments received from members of the public and developers.
- Mr John Knight has recommended further consultation. Mr Knight will prepare a short report for the end of June 2017 for comment to be received by this committee.

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

17. Air Quality Monitor

Members received and considered the email dated 16th May 2017 from Phil Mason, Senior Environmental Protection Officer at Cheshire East Council regarding the Air Quality Monitoring.

The Deputy Clerk has researched the options available in relation to air quality monitors, this has included contacting other councils. From this information, the Deputy Clerk will obtain advice and quotations from suitable companies.

RESOLVED: That the email dated 16th May 2017 from Phil Mason, Senior Environmental Protection Officer at Cheshire East Council regarding Air Quality Monitoring is received. That the verbal update on the Air Quality Monitor from the Deputy Clerk is received. That the Deputy Clerk continues to address the matter with a subsequent report (NC)

18. Membership of Cheshire Community Action and Campaign to Protect Rural England.

The committee considered the memberships of Cheshire Community Action and Campaign to Protect Rural England.

RESOLVED: That membership of both the Cheshire Community Action and Campaign to Protect Rural England is renewed. That the Deputy Clerk sends a reminder to all staff and councillors to take advantage of services and circulates the email link to the website (NC)

19. Receive and consider the letter dated 30th May 2017 from Kevin Foster, Development Management, Cheshire East Council, regarding Public participation at the Northern Planning Committee on 7th June 2017 re 17/1676 - Land at Park Lane

Members considered the letter dated 30th May 2017 from Kevin Foster, Development Management, Cheshire East Council, regarding Public participation at the Northern Planning Committee on 7th June 2017 regarding 17/1676 - Land at Park Lane.

Members noted that the Town Council has already raised issues and concerns with CE. The CE computer system has assessed the area as a flood risk 1 despite the extensive flooding that occurred last year. This raises concerns about the effectiveness of the computer system to assess flooding risk.

It was noted that Cllr Murray has written to CE.

RESOLVED: That the letter dated 30th May 2017 from Kevin Foster, Development Management, Cheshire East Council, regarding Public participation at the Northern Planning Committee on 7th June 2017 re 17/1676 - Land at Park Lane is received. That if Cllr Murray is unable to attend the meeting then the Deputy Clerk will attend to represent the Town Council (NC)

20. Receive and consider the invitation to attend the Cheshire Association of Local Councils and Cheshire East Council planning update meeting on 25th July 2017

RESOLVED: That the invitation to attend the Cheshire Association of Local Councils and Cheshire East Council planning update meeting on 25th July 2017 is received. That the Deputy Clerk circulate an invitation to all councillors should they wish to attend or the Clerk/Deputy Clerk will attend to represent the Town Council (NC)

21. Planning Decision List

RESOLVED: That the item is deferred until the next meeting (NC)

22. Applications Received to Date

Application No: 17/2482M
Location: 2 Adlington Close, Poynton, SK12 1XD
Applicants Name: Mr & Mrs Friend
Proposal: Proposed ground floor single storey extension to the side of the property
Recommendation: No objection **(NC)**

Application No: 17/2495M
Location: 171 London Road South, Poynton, SK12 1LQ
Applicants Name: Mr Nigel Wardle
Proposal: Removal of existing pitched roof. Construction of first floor extension (Bedroom) Re-instatement of pitched roof
Recommendation: No objection **(NC)**

Application No: 17/2600M
Location: 3 Lostock Hall Road, Poynton, SK12 1DP
Applicants Name: Dr Carolyn Robertshaw
Proposal: Proposed front, side and rear extensions
Recommendation: Rejection on the basis of:
RO2RD – Loss of Privacy
RO6RD – Extension Unneighbourly. **(NC)**

Application No: 17/2662M
Location: The Hockley Centre/PCF, 307-309 Park Lane, Poynton, SK12 1RJ
Applicants Name: Rev Andrew Allan ('The Trustees')
Proposal: Rear single storey extension
Recommendation: No objection **(NC)**

Application No: 17/2674M
Location: 21 Lostock Hall Road, Poynton, SK12 1DP
Applicants Name: Mr M Arrowsmith
Proposal: Proposed side extension
Recommendation: No objection **(NC)**

Application No: 17/2678M
Location: 25 Greymarsh Drive, Poynton, SK12 1YW
Applicants Name: Mr D Cowan
Proposal: Proposed side and rear extensions
Recommendation: No objection **(7 for, 1 against)**

Application No: 17/2651M
Location: 87, Dickens Lane, Poynton, SK12 1NT
Applicants Name: Mr & Mrs Hirst
Proposal: 2 storey side and single storey rear extensions
Recommendation: No objection **(7 for, 1 against)**

Application No: 17/2391M
Location: Berman, Elm Beds Road, Poynton, SK12 1TG
Applicants Name: Mr M Wood
Proposal: Proposed rear dormer
Recommendation: No objection in principle subject to the Conservation Officer being satisfied that there is no objection to the proposal in view of its proximity to the Macclesfield Canal Conservation Area **(6 for, 2 abstentions, Cllrs Gorst and Holbrook)**

Application No: 17/2719M
Location: 18 Hawthorn Grove, Poynton, SK12 ITR
Applicants Name: Mr & Mrs Hodgson
Proposal: Single storey rear extension
Recommendation: No objection **(7 for, 1 abstention Cllr Mrs Saunders)**

Application No: 17/2767M
Location: 28, Chester Road, Poynton, SK12 1EU
Applicant's name: Mr Boler
Proposal: Single storey rear extension and loft conversion
Recommendation: No objection **(NC)**

Application for a premises licence
Location: Cofano Caffe, 21 School Lane, Poynton, SK12 1AX
Applicant's name: Rebecca Cofano

Proposal: Supply of alcohol Monday to Thursday 09:00 – 17:00, Friday to Saturday 09:00 – 21:00 and Sunday 09:00 – 16:00
Recommendation: No objection **(NC)**

The Chair proposed that the meeting is adjourned until after the COPS meeting.

RESOLVED: That the Planning and Environment committee meeting is adjourned until after the COPS meeting (NC)

The meeting was adjourned at 8.40pm and resumed at 9.50pm

Part B

This section of the meeting minutes have been removed from the public record under Town Council Standing Order 71.