

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 14TH AUGUST 2017 AT THE COUNCIL CHAMBER, CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

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

71. 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.

72. Questions from members of the public

Questions from members of the public were invited on the items requested.

It was proposed that the order of the agenda is amended to take the following items of business:

8. Tree Preservation Orders

13. Planning Application 17/1359M, 24 Lostock Hall Road, Poynton, SK12 1DP

14f. Planning Application No: 17/3927M Location: Sovereign House, London Road South, Poynton, SK12 1NJ

14h. Planning Application No: 17/3978M Location: The Workshop, Shrigley Road North, Poynton

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

73. Apologies for absence

Cllrs I Hollingworth and M Sewart.

74. Declarations of disclosable pecuniary or other interests

Cllr Clarke is a member of the Poynton Workmen's Club and declared an interest in planning applications 17/3991M and 17/3995M and will leave the meeting for both these items.

75. Tree Preservation Orders (TPO)

a. Note the correspondence sent to Cheshire East Council dated 8th August 2017 in relation to a Tree Preservation Order on Chester Road, Poynton.

The Chair noted that a planning application has been received for that site and that it will be discussed at the Town Council Planning and Environment committee meeting on 4th September 2017.

A resident asked - Can the TPO be granted retrospectively even if planning permission is granted?

The TPO and planning processes are separate; Cheshire East Council officers assess the site and evaluate the trees. They can suggest that a TPO is made. The planning process will be followed in relation to the planning application. Residents were reminded that the Town Council are an advisory body only, it is Cheshire East Council who are the decision-making body. The Chair urged residents to write to Cheshire East Council to express their views on the planning application.

A resident requested information on how trees with a TPO are identified and raised concern that unidentified trees with TPOs could be removed erroneously during development of areas. The resident shared with the Council information on the way in which the National Trust mark their trees with a TPO to ensure they are protected.

RESOLVED: That the correspondence sent to Cheshire East Council is noted. The Clerk is requested to monitor for a reply (NC)

b. To note the action taken under SO51 in relation to Tree Preservation Orders at Sprink Farm, Dickens Lane, Poynton.

c. To note the action taken under SO51 in relation to Tree Preservation Orders at Hazelbadge Road, Poynton.

RESOLVED: That the action taken under SO51 in relation to Tree Preservation Orders at Sprink Farm, Dickens Lane, Poynton and Hazelbadge Road, Poynton is noted. That the Deputy Clerk is requested to raise with CE the issue of marking trees to identify those with TPOs in the same way as the National Trust (NC)

76. Planning Application 17/1359M, 24 Lostock Hall Road, Poynton, SK12 1DP. Receive and consider the notice from Cheshire East Council dated 8th August regarding referral of the above application to the Northern Planning Committee meeting on the 16th August 2017.

At the previous meeting the Planning and Environment Committee resolved to recommend rejection of the application on the grounds that this is an intrusive development and also that it is generally unneighbourly. The Town Council have been in discussion with Cheshire East Council because the report prepared by the planning officer states that no response has been received from the Town Council on this application. This is incorrect as the Town Council sent their response to Cheshire East Council on 1st August 2017. The Town Council have raised the issue with the planning officer and have been assured that a verbal correction will be made when the committee meets on the 16th August 2017.

Cllr Beanland confirmed that he has clearly communicated the objections to the site.

Councillors nominated the Deputy Clerk to attend the Northern Planning Committee meeting to represent the Town Council when the application is discussed.

RESOLVED: That the notice from Cheshire East Council dated 8th August regarding referral of planning application 17/1359M, 24 Lostock Hall Road, Poynton, SK12 1DP to the Northern Planning Committee meeting on the 16th August 2017 is received. That the Deputy Clerk will attend the CE planning meeting to represent the Town Council when the application is discussed (NC)

A member of the public noted concerns about inaccuracies in the planning application process. The Deputy Clerk is aware that there have been 35 additional objections since the officer's report and will raise concern around the report process. It was noted that neighbours will also be attending the planning meeting.

77. Application No: 17/3927M

Location: Sovereign House, London Road South, Poynton, SK12 1NJ

Applicant's name: Vets 4 Pets Limited

Proposal: Application for the change of use of the unit from retail (class A1) to a veterinary surgery (class D1).

This application had been discussed previously by the Planning & Environment Committee of the Town Council which recommended rejection of the application. The concerns raised in relation to the earlier application remain unanswered. The new application is to include large industrial air conditioning units which will further increase the noise to neighbouring residents.

RESOLVED: That the Council recommend rejection on the following grounds:

- **The site is currently zoned as A1, policy S5 of Macclesfield District Local Plan states that, "The change of use from class A1 to another use of either an individual shop or a shop in a small group of shops, will not normally be permitted..."**
- **A proposal (17/2089M) has recently been received for converting the first and second floors of this property into residential accommodation and we believe that this is incompatible with the use of the ground floor as a veterinary surgery because of the noise and disturbance that would be generated.**
- **We are concerned that the application makes no provision for the storage of hazardous waste including drugs, needles and deceased animals.**
- **There appears to be an inadequate provision for car parking bearing in mind the proposed use of the upstairs for residential properties and the need to accommodate staff as well as visitors to the veterinary clinic.**
- **The car park in front of the Queensway shops is a private car park which can only be used by patrons of the shops and the Kingfisher Pub and is not a public car park.**

- **That the application specifies no opening times. Opening times especially in the evening or on a Sunday could be antisocial to any residents living above the clinic but also in the existing surrounding properties.**
- **That the air conditioning units could create unneighbourly noise to occupants on floors 1 and 2 and nearby homes and flats.**

It was also recommended that the application is called in by one of the Cheshire East West Ward councillors (NC)

78. Application No: 17/3978M

Location: The Workshop, Shrigley Road North, Poynton

Applicants Name: Mr Jonathan Bailey

Proposal: Demolition of the existing structure and the construction of a 2/3 bed residential dwelling with associated external landscaping works, including the creation of two car parking spaces.

Mr Jonathan Bailey, the applicant, spoke on the proposed development and noted the following points:

- Subsequent to the previous application, Cheshire East planning officers have confirmed that this is a brownfield and an infill site which is suitable for development.
- In terms of alterations to the previous proposed development the volume of the property has been decreased and the footprint of the dwelling reduced by 30%.
- The site sits three metres back from the road.
- The site does not block any views.
- It allows for vehicular access and parking.
- Neighbours have considered purchasing the site for parking which would create greater vehicular access.
- The development is not overlooking neighbouring properties and where required windows will have frosted glass.
- There has been an effort in the choice of materials for the façade of the building.
- Complaints about the development have not been based on reasoned arguments and have been inaccurate. Any issues of complaint have been addressed in the resubmission of the application.

Hayley Whittaker, Shrigley Road North spoke against the application as follows:

- The information is misleading in a number of ways; there is confusion from the 3D visualisation and pictures.
- The development is contrary to the National Planning Policy Framework definition of infill and development in the Green Belt is inappropriate.
- The development does not comply with the exception of infill set out in the Macclesfield Borough Plan.
- The proposed development is much larger than the current building on the site.
- In terms of privacy, the development will directly overlook the private garden space of two properties from the back bedroom. There will be further overlooking from the side of the property to the front of neighbouring properties.
- The neighbours feel that the site is too small to fit a substantial residential property.
- The development will overhang the building line.
- The development will result in an increase in vehicular access.

Mr Bailey responded as follows:

- The development is set back from the road.
- There is generous space around the site.
- The room at the back of the house with a window is a study, not a principal room and the view is screened by a fixed timber structure.

Hayley Whittaker responded as follows:

- The study could also be a third bedroom; the proposal states the development will have two or three bedrooms.
- There are known problems with the capacity of the sewer system along Shrigley Road North and Dickens Lane
- The property overhangs the building line.

Councillors discussed the application and a member raised concern about issues of privacy, the study which could also be a bedroom will directly overlook neighbouring gardens. Also, concern was expressed about the window at the side of the property. A member also noted that the property is out of character with other properties on the road.

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 (6 for, 1 against)

79. Application No: 17/3776M

Location: Spring Bank Farm, Coppice Road, Poynton SK12 1SP

Applicant's name: Mr Christopher Gleave

Proposal: Variation on condition 4 (approved plans) to planning application 14/3197M.

Demolition of existing large single storey agricultural/commercial type buildings & proposed residential development comprising 6 no 3 bed dwellings

Members reviewed the proposed plans and letters by residents. Mr Richard Gardener, Shrigley Road North spoke on the application.

RESOLVED: That the Town Council recommend rejection to the proposed variation to the planning application on the basis of RO7RD - Development unneighbourly as the bin storage would be sited nearer existing houses and the proposed new houses. The proposed relocation of the bin store is likely to result in increased problems to residents, including noise, disturbance, smells and vermin. The size and location of the bin store should remain, as set out, in the plans approved under application 14/3197M (NC)

RESOLVED: That the Deputy Clerk to follow up on concerns raised by a member of the public that there has been an apparent variation on the original plans; on the green buffer leading to the neighbouring residential gardens.

80. Approve minutes of meeting held on 24th July 2017

Page 56 – reference to the status of the Local Plan is amended to read the Neighbourhood Plan.

Application C – there was one objection to this agenda item.

RESOLVED: That the minutes of the Planning and Environment Committee meeting held on 24th July 2017 are, subject to the agreed amendments, approved (NC)

81. Cheshire East Local Plan Strategy update

a. Note the response to the Poynton Town Council response to the consultation by Ainscough Strategic Land relating to the proposed development of the land off Chester Road

RESOLVED: That the response to the Poynton Town Council response to the consultation by Ainscough Strategic Land relating to the proposed development of the land off Chester Road is noted (NC)

b. Receive and approve the draft report on the legal advice received in relation to the Cheshire East Local Plan

RESOLVED: That a summary of the report prepared by Mr Knight will be prepared and published on the Town Council website, the Town Council noticeboards and in the PUN. That in addition, the Deputy Clerk is requested to obtain quotes for an A4 (folded in half) flyer in the Poynton Post with delegated authority to the Chair and Vice Chair to proceed as required (NC)

82. Stockport Local Plan consultation.

a. Receive and consider the notification of the Stockport Local Plan, Issues Paper

b. Receive and consider the notification of the Stockport Local Plan, Issues Paper - Spatial Portrait

c. Receive and consider the notification of the Stockport Local Plan, Issues Paper – Sustainability Appraisal

d. Receive and consider the notification of the Stockport Local Plan, Issues Paper – Sustainability Appraisal Annexes

Members expressed their concern with the proposals to remove a large chunk of the Greater Manchester Green Belt and the construction of a significant number of houses in villages adjoining Poynton, including High Lane and Woodford

RESOLVED: That the notification of the Stockport Local Plan, Issues Paper, the notification of the Stockport Local Plan, Issues Paper - Spatial Portrait, the Stockport Local Plan, Issues Paper – Sustainability Appraisal and the notification of the Stockport Local Plan, Issues Paper – Sustainability Appraisal Annexes are received. That the Town Council request Mr Knight to draft a response to be sent to Stockport

Borough Council with a focus on the effects on Poynton and to voice opposition to the proposals to develop the Green Belt adjacent to Poynton in Woodford, Bramhall, Hazel Grove and High Lane. In particular issues such as pollution, additional traffic generation and the strain on public services in Poynton should be highlighted (NC)

83. Air Quality Monitoring

- a. Receive and consider the press release from Cheshire East Council regarding inaccuracies in air quality monitoring data from 2012-2014
- b. Receive and consider the email dated 4th August 2017, from Cheshire East Council, regarding inaccuracies in air quality monitoring data from 2012-2014

Members expressed serious concern about the recent press release relating to inaccuracies in the air quality monitoring data. The Town Council have been assured that the Poynton results were not affected however remain concerned on the issue which is a matter of public interest.

RESOLVED: That the press release from Cheshire East Council regarding inaccuracies in the air quality monitoring data from 2012-2014 is received. That the email dated 4th August 2017, from Cheshire East Council, regarding inaccuracies in air quality monitoring data from 2012-2014 is received. That the Deputy Clerk check with Cheshire East Council on the current working condition of the air quality monitor on London Road South. That the Deputy Clerk draft for approval by the Chair and Vice Chair a suitable brief to publish on the Town Council website noting that the Town Council have raised concerns on the issue with CE and although the Town Council have been assured that the Poynton results are unaffected that the Town Council remain very concerned on the entire business (NC)

84. Receive the details of proposal for the disposal of the public open space at Middlewood Road, Poynton and to note the action taken under SO51.

Cllr Mrs Saunders explained that she and Cllr Murray had complained to Cheshire East Council about the lack of consultation relating to this land. Cheshire East remain of the view that a consultation took place as Cllr Murray had been invited to a meeting to discuss this matter. However, Cllr Murray did not receive any notice of the meeting and in any event, as the ward councillor, Cllr Mrs Saunders should have also been invited and this was not the case. The issue is being followed up by Cllr Mrs Saunders with the portfolio holder.

RESOLVED: That the details of proposal for the disposal of the public open space at Middlewood Road, Poynton and the action taken under SO51 is received and noted. That the Deputy Clerk forward a copy to the CE Leader, Rachel Bailey and the portfolio holder including a request for the conditions of any sale and reference to the national planning policy (NC)

85. Cheshire East Transport Plan

- a. Note the Cheshire East presentation given to the Town Council on 31st July 2017 and the minutes from the meeting and to consider what additional transport priorities, if any, should be notified to Cheshire East Council

RESOLVED: That the Cheshire East Council presentation given to the Town Council on 31st July 2017 and the minutes from the meeting are noted. That the agreed additional transport priorities are to ensure that traffic in Poynton is minimised with good public transport both bus and train is available for residents both North and South of Poynton (NC)

86. Receive and consider an email relating to a self-build site on Waterloo Road, Poynton. It was proposed that the Town Council reply in the following terms:- The Town Council appreciate the wishes of the resident to find a plot to develop but the Town Council is opposed to development in the Green Belt and that this is a useful green interlude which if built on would cause a development ribbon effect on this side of Waterloo Road.

RESOLVED: That the Town Council reply in the terms stated. The Town Council are opposed to development in the greenbelt and cannot support development on Green Belt land and prefer development on brownfield sites (NC)

87. Planning applications received to date:

a. Application No: 17/3440M

Location: 14 Vicarage Lane, Poynton SK12 1BG

Applicant's name: Mr Simon Anderson

Proposal: Two storey side extension and single storey rear extension

RESOLVED: That the Town Council recommend no objection (6 for, 1 abstention)

b. Application No: 17/3766M

Location: 74 Brookfield Avenue, Poynton SK12 1JE

Applicant's name: Mr Ed Wright

Proposal: Variation of condition no2 to approved application number 16/3618M

RESOLVED: That the Deputy Clerk write to CE noting that the Town Council believe that the property should be built in accordance with the plans previously approved (NC)

d. Application No: 17/3898/M

Location: 76 Clifford Road, Poynton, SK12 1JA

Applicant's name: Mr Bradley Grime

Proposal: Outline planning for the construction of 4 new semi-detached houses on site of existing bungalow.

RESOLVED: That the Town Council recommend rejection on the basis of RO2RD loss of privacy - that the proposed development would result in an unacceptable reduction in the level of privacy presently enjoyed by neighbouring occupiers, RO3RD cramped development - that the proposal by reason of scale, form and design would result in a cramped form of development out of keeping with the character of the existing properties in the immediate vicinity of the site, and RO7RD that the development is unneighbourly (NC)

The Deputy Clerk should also notify Cheshire East Council that one of the location maps is incorrect and out of date (house on the corner of London Road South and Clifford Road has previously been demolished and replaced by four semi-detached properties).

e. Application No: 17/3921M

Location: Moggie Lane Farm, Moggie Lane, Adlington, SK10 4NY

Applicant's name: Alex McKay

Proposal: Construction of a self-build residential dwelling.

RESOLVED: The Town Council recommends rejection on the grounds of R04LD inappropriate development in the Green Belt and RO4HW that the proposal would be contrary to the interests of highway safety as Moggie Lane is a particularly difficult road for traffic, it narrows and bends and putting an entrance to the new development would be dangerous (NC)

g. Application No: 17/3976M

Location: 8 Dickens Lane, Poynton, Cheshire SK12 1NL

Applicant's name: Mrs Edwards

Proposal: Two storey side, single storey front and rear extensions, loft conversion with dormer.

RESOLVED: Recommend refusal on the basis of RO5RD inadequate space around building (NC)

Cllr Clarke left the meeting for applications 17/3991M and 17/3995M. Cllr Podmore chaired the meeting.

i. Application No: 17/3991M

Location: Poynton Workmen's Club, Park Lane, Poynton, SK12 1RG

Applicant's name: Poynton Workmen's Club

Proposal: Render and replace windows on front elevation, partial side elevations, replace timber panelling on front gables; relocation of existing illuminated sign on existing ground floor extension

RESOLVED: Recommend No objection (NC)

j. Application No: 17/3995M

Location: Poynton Workmen's Club, Park Lane, Poynton, SK12 1RG

Applicant's name: Poynton Workmen's Club

Proposal: Advertisement consent for re-location of existing illuminated sign on existing ground floor front extension

RESOLVED: Recommend No objection (NC)

Cllr Clarke resumed the Chair.

15. Communication messages

That the report on the legal challenge to the Cheshire East Plan and information in relation to the inaccuracies of the air quality monitoring data are published as set out.

RESOLVED: That the communication message is approved (NC)

Meeting End Time: 9.30pm