

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING
HELD AT 8.00PM ON MONDAY 10TH JULY 2017 AT THE CIVIC HALL,
POYNTON.

PRESENT

Chairman: Cllr L A Clarke

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

31. 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.

32. Questions from members of the public

Mr Alvin Ikoku, a resident, requested to speak on agenda item 6.

RESOLVED: That the meeting move to agenda item 6 (g), (h) and (i) (NC)

33. Cheshire East Local Plan Strategy update:
Consider and respond to the consultation by Persimmon Homes on
Hazelbadge Road site.

Receive and consider the correspondence received from residents Susan
Whitehead and Susan Hill regarding the proposed development on
Hazelbadge Road.

Mr Ikoku raised his concerns following attendance at the recent Persimmon Homes consultation where he raised and discussed concerns with Persimmon Homes representatives. Following is the information that Mr Ikoku shared with the committee:

- Persimmon Homes state there will be approximately 150 houses. Mr Ikoku questioned the vague phrasing of “approximately 150” houses with Persimmon Homes and was told that this number is determined by the number of trees with TPOs. Should trees be removed then more dwellings could be built on the land.
- At the consultation, it was confirmed that 30% (45 dwellings) would be affordable housing on that site.
- The build time is expected to be two and a half years which is 40 houses per year. This will lead to lengthy disruption plus health and safety issues for the primary school and nursery on that street. Hazelbadge Road is a narrow road and already experiences challenges during school drop off

and pick up times. In response to Mr Ikoku's query about a decision statement, Persimmon Homes stated that they would work to any decision statement made, including one for a six hour build time if necessary. Mr Ikoku noted that there have been numerous violations of decision statements in the past with no action taken by Cheshire East Council.

- There will be off road parking for two cars per dwelling; this will be 300 cars passing down Hazelbadge Road. From calculations, Persimmon Homes have stated that there will be 54 cars passing down Hazelbadge Road between 8am to 9am. This is in addition to the number of vehicles already in the area.
- Although the mouth of the road to Chester Road has been assessed and it is proposed that the road will be widened there remains the issue that the rest of the road is still very narrow.
- Concern that developers will use this development to build across to the Glastonbury Estate.

From discussion, a member noted that this is not a good site in any way; access is an issue with fire engines and bin wagons struggling to access the road. There is concern that this is a ruse to access the Glastonbury Estate. Although the Persimmon Homes plans shows safeguarded land behind the proposed development, this information is in fact incorrect. A member responded and noted that the land beyond the proposed development site has erroneously been marked as safeguarded land but it will remain in the Greenbelt and there is no danger of any access to the Glastonbury site in future.

Members received and considered the correspondence received from residents Susan Whitehead and Susan Hill regarding the proposed development on Hazelbadge Road.

RESOLVED: That the Town Council respond to the Persimmon Homes consultation to state:

That there should be no land removed from the Greenbelt in Poynton. That the main objectives to the development of this site include access to the school, flooding and that the western part of the site pertains to a former gas and brickworks both uses are closely related to the issue of residual long standing pollution.

That the Town Council respond in those terms to the consultation with delegated powers to the Chair and Vice Chair to agree the exact text for the response (6 for, 1 abstention, Cllr M Sewart)

34. Consider and respond to the consultation by Hourigan Connolly on the proposed development of the site off Dickens Lane, Poynton

A member of the public requested a general update on the proposed development of the site off Dickens Lane, Poynton.

The Chair explained that this is one of the three sites in Poynton to be removed from the Greenbelt and rezoned for housing, subject to approval of

the Local Plan by Cheshire East on 27th July 2017. There are no detailed plans available yet. The site is bordered by a stream and will access Dickens Lane which is already used beyond capacity.

A member raised concern that paragraph 3 of the document received from Hourigan Connolly is particularly vague. From the information members agreed that this is not a consultation process and the Town Council needed to be informed about the leaflet referred to in the correspondence.

A member of the public requested that the decaying derelict building bordering the road is made safe. The Chair confirmed that the Town Council will raise the issue with Cheshire East and request that the site be inspected. Action can be taken by Cheshire East if there is an issue of the site being unsafe to members of the public.

RESOLVED: That the Town Council respond to Hourigan Connolly and state that the Town Council does not believe there is any need to re-zone the Greenbelt round Poynton and there is no need for development. That the Town Council are particularly concerned about the increased traffic on Dickens Lane which is wholly unsuited with several schools and pupils accessing the road when travelling to and from school, increased traffic at the inadequate junction of Dickens Lane and London Road and also Moggie Lane in Adlington, the potential issue of flooding from the stream which borders the entire southern part of the site. Also, the comment about the golf course is surprising given that there is not a golf course within a mile of the site and the council has concern about the general lack of consultation. That the Town Council respond in those terms to the consultation with delegated powers to the Chair and Vice Chair to agree the exact text for the response. That the Deputy Clerk is requested to clarify with Hourigan Connolly the penultimate paragraph regarding consultation by the Council (6 for, 1 abstention, Cllr M Sewart)

The Chair thanked members of the public for their attendance. All members of the public left the meeting.

35. Apologies for absence

Cllrs T Holbrook and Mrs J Saunders

36. Declarations of disclosable pecuniary or other interests

Cllr Clarke declared an interest in planning applications 17/3188M because a family member lives near the property concerned and will leave the meeting for this item.

37. Approve minutes of meeting held 19th June 2017

RESOLVED: That the minutes of the Planning and Environment committee meeting held on 19th June 2017 are approved (NC)

38. Cheshire East Local Plan Strategy update

Receive and consider the email from Cllr Rachel Bailey, Leader of Cheshire East Council, dated 30th May 2017.

RESOLVED: That the email from Cllr Rachel Bailey, Leader of Cheshire East Council, dated 30th May 2017 is received. That the Town Council reply thanking Cllr Bailey and request why the principle CS49 cannot be applied to developments in Higher Poynton (NC)

39. Receive and consider the Cheshire East Council Spatial Planning Update for May 2017.

From discussion Mr Knight noted that there had been a call for sites. There will be the first round of consultation on the proposed sites either late this year or early next year. It is clear from the Inspector's report that he now understands the role of the significance of the Neighbourhood Plan in the planning process.

Cheshire East Council are not including Higher Poynton in their monitoring figures for Poynton because it is classed as a separate settlement for the purposes of monitoring.

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

40. Note the response from David Rutley, MP, to the email request from Poynton Town Council dated 26th of May 2017 for him to speak to the Leader of Cheshire East Council.

RESOLVED: That the Town Council reply to Jackie Pattison and note that the Town Council are yet to receive a response from Cllr Bailey and could this be arranged by return of post (NC)

41. Receive and consider the briefing note prepared by Adrian Fisher, Head of Planning Strategy, Cheshire East Council on the Inspector's Report.

RESOLVED: That the briefing note prepared by Adrian Fisher, Head of Planning Strategy, Cheshire East Council on the Inspector's Report is received (NC)

42. Receive and consider the Report on the Examination of the Cheshire East Local Plan Strategy Development Plan Document prepared by the Planning Inspector, Mr Stephen Pratt.

RESOLVED: That the Report on the Examination of the Cheshire East Local Plan Strategy Development Plan Document prepared by the Planning Inspector, Mr Stephen Pratt is received (NC)

43. Receive and consider the report prepared by John Knight on the Report on the Examination of the Cheshire East Local Plan Strategy Development Plan prepared by the Planning Inspector, Mr Stephen Pratt dated July 2017.

Mr Knight spoke on his written report and there was some discussion on the shared published modification figures.

RESOLVED: That the report from Mr John Knight is received (NC)

44. RESOLVED: That the meeting move to a PART B (NC)

PART B

45.

PART B has been removed from the public record Town Council Standing Order 71(b)(i)(5) refers

46. Neighbourhood Plan update

Receive and consider the report prepared by John Knight on the Neighbourhood Plan

Mr Knight spoke on his report. He noted the following points:

- There is a threat that if sites for the 200 additional homes are not identified in the Neighbourhood Plan, Cheshire East could respond positively to the call for sites. This is because the Viability Study for the Infrastructure Levy shows that in Poynton, the only areas which would be viable with affordable housing schemes are Green Belt sites.
- The Neighbourhood Plan is also an opportunity to have more local influence on what is on the strategic sites as well as allocating the additional sites.
- The Neighbourhood Plan group are optimistic that the plan can be submitted to Cheshire East in autumn 2017.

A member noted that a reasonable boundary for Higher Poynton should be defined.

The Deputy Clerk was requested to pursue the Movement Study.

RESOLVED: That the report prepared by John Knight on the Neighbourhood Plan is received (NC)

47. Receive and consider the Regulation 14 Statutory Consultation Letter from Bollington Town Council dated 26th June 2017

RESOLVED: That the Regulation 14 Statutory Consultation Letter from Bollington Town Council dated 26th June 2017 is received (NC)

48. Receive and consider the Regulation 14 Statutory Consultation Letter from Disley Town Council dated 26th June 2017

RESOLVED: That the Regulation 14 Statutory Consultation Letter from Disley Town Council dated 26th June 2017 is received (NC)

49. Receive and consider a report from the Deputy Town Clerk on Air Quality Monitors

The Deputy Clerk spoke on the written report. Members expressed their thanks to the Deputy Clerk for a thorough report.

RESOLVED: That the report from the Deputy Town Clerk on Air Quality Monitors is received. That no action be taken (6 for, 1 abstention)

50. Receive and consider the planning decisions list, dated 10th July 2017

RESOLVED: That the planning decisions list, dated 10th July 2017 is received (NC)

51. Planning Application 17/2129M, 18 Shrigley Road North, Poynton, SK12 1TE: Receive and consider the notice from Cheshire East Council dated 4th July regarding referral of the above application to the Northern Planning Committee meeting on the 12th July 2017

Members considered the notice from Cheshire East Council dated 4th July regarding referral of planning application 17/2129M to the Northern Planning Committee meeting on the 12th July 2017. Members agreed that this does not meet the criteria for limited infill and the development clearly does effect the openness of the Green Belt.

As no member of the committee is able to attend the meeting it was proposed that the Deputy Clerk attend the meeting. The Deputy Clerk will liaise with Mr John Knight on the recommendations.

RESOLVED: That the notice is received. That the Deputy Clerk attend the meeting on 12th July 2017 and liaise with Mr John Knight prior to the meeting on the recommendations on the planning application (NC)

52. Planning applications received to date

Cllr Clarke had declared an interest and left the meeting for this item. Cllr Podmore chaired this item.

Application No: 17/3188M
Location: 27 Oak Grove, Poynton SK12 1AD
Applicants Name: Mr Richard Taylor
Proposal: Single storey front and side extension and new boundary wall/fence
Recommendation: **No objection (NC)**

Cllr Clarke re-joined the meeting and resumed the Chair.

Application No: 17/3211M
Location: 10 Alder Close, Poynton SK12 1PY
Applicants Name: Mr & Mrs Kershaw
Proposal: Proposed single storey rear extension
Recommendation: **No objection (NC)**

Application No: 17/3224M
Location: 14, Carleton Road, Poynton, SK12 1TL
Applicants Name: Mr & Mrs Ruzza
Proposal: Single storey side and rear extension (Resubmission)
Recommendation: **No objection (NC)**

Application No: 17/3321 & 17/3322
Location: 44 London Road North, Poynton SK12 1AG
Applicants Name: Mrs Tyler
Proposal: Listed building consent and planning for Garden room extension to existing dwelling, internal alterations and replacement windows
Recommendation: **No objection (NC)**

Planning applications received to date
Application No: 17/3320M
Location: Sovereign House, London Road South, Poynton, SK12 1NJ
Applicants Name: Mr Sanjay Shah
Proposal: Alterations to external facade
Recommendation: **No objection (NC)**

Application No: 17/3406M
Location: 285, Coppice Road, Poynton, SK11 0NA
Applicants Name: Mr Christian Smith
Proposal: Single storey side and rear extension, front porch and canopy roof.
Recommendation: **No objection (NC)**

53. Licensing applications received to date
Location: 5 Fountain Place, Poynton, SK12 1QX
Application: Minor Variation of Premises License to change the Premises Licence Plan Only
Recommendation: **No objection (NC)**

Location: Brookside Garden Centre, London Road North, Poynton, SK12 1BY
Application: For a new premises licence for the sale of alcohol, live and recorded music and performance of dance: Monday to Saturday 9.00am to 10pm and Sunday 10.30am to 10pm
Recommendation: **No objection (NC)**

54. Planning applications received to date

Application No: 17/3398M

Location: 1 London Road South, Poynton, SK12 1NF

Applicants Name: Mr B McCabe Proposal: Change of use from A2 bank to mixed use A3 restaurant and A4 drinking establishment, single storey extension and use of forecourt for outside dining.

Recommendation: **No objection (NC)**

55. Communication messages

Members agreed that once the submissions are agreed for the Hazelbadge Road and Sprinks Farm, Dickens Lane sites they are placed on the Town Council's website.

RESOLVED: That the communication message is approved (NC)

Meeting End Time: 9.50pm