

MINUTES OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD AT 8.00PM ON MONDAY 27<sup>TH</sup> NOVEMBER 2017 AT CIVIC HALL, POYNTON.

PRESENT

Chairman: Cllr L A Clarke

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

SO 54 Cllr Mrs J Sewart for Cllr M Sewart

162. Recording of meeting

The shorthand assistant confirmed that the meeting is recorded for the purposes of minute taking and the recording is deleted when draft minutes are produced.

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

163. Questions from members of the public

Mr Williams, Chester Road, questioned why the Cheshire East and Poynton Town councillor, Cllr M Sewart, voted in favour of the development of 199 Chester Road at the recent Cheshire East Strategic Planning Board meeting. The Chair explained that this was not a decision taken by this committee and he advised Mr Williams to contact Cllr Sewart directly by email or telephone to discuss the matter.

It was proposed that the order of the agenda is amended to take item 18a – Application 17/5004M as the first business to be discussed.

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

164. Application No: 17/5004M

Location: 2 & 4 London Road South, Poynton, SK12 1NJ

Applicants Name: Mr Chris Russell.

Proposal: The construction of 3 new townhouses on the land to the rear of numbers 2 and 4 London Road South.

Cllr Gorst declared an interest in this application and will abstain from voting.

Mrs Wendy Robinson, Abbey Court spoke against the application. She noted that while the proposed number of new town houses has reduced from four to three she has serious concerns about the development:

- The development is still overbearing and harmful to numbers 7 to 11 Abbey Court and the almshouses in the church grounds.
- There is inadequate car parking.
- The impact on highway safety and concern about emergency vehicles and refuse trucks accessing the site.
- There has been no reduction in the height of the development which is higher than the average three storey properties.
- The habitable rooms of the adjoining houses and apartments will be negatively impacted.

- There is no plan allocation for landscaping.
- Number 7 Abbey Court will be blocked in from three sides and this will cause an oppressive feel to the property.
- The development is too close and the drawings are not very professional and do not reflect well the actual dimensions.
- The gardens of numbers 7 and 11 Abbey Court will be negatively impacted causing an unpleasant environment.
- Concern about bin storage and hygiene issues.

Mrs Robinson invited members of the council to visit her property to understand her serious concerns.

The Chair reminded residents that Cheshire East are the decision making body.

**Recommendation: 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.

**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 three 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 (7 for, 1 abstention)**

165. It was proposed that the order of the agenda is amended to take item 12 as the next item of business and the meeting move to Part B.

**RESOLVED: That the meeting move to Part B to discuss agenda item 12 (NC)**

*Members of the public left the meeting.*

## **PART B**

**PART B has been removed from the public record Town Council Standing Order 71(b)(i)(3) refers**

*Members of the public re-joined the meeting.*

166. Apologies for absence

Cllr M Sewart.

167. Declarations of disclosable pecuniary or other interests

Cllr Gorst declared an interest in application 17/5004M and will abstain from voting.

168. Approve minutes of meeting held on 6<sup>th</sup> November 2017

**RESOLVED: That the minutes of the Planning and Environment committee meeting held on 6<sup>th</sup> November 2017 are approved (NC)**

169. Receive and consider the Spatial Planning update from Cheshire East for September/October 2017

**RESOLVED: That the Spatial Planning update from Cheshire East for September/October 2017 is received. That the Town Council request a meeting with Cheshire East early in the**

**New Year to discuss the site allocations to the development policies document and correlation to the Poynton Neighbourhood Plan (NC)**

170. Receive and consider the email dated 3rd November 2017 from the Mayor of Greater Manchester, Andy Burnham, regarding the Greater Manchester Spatial Framework

**RESOLVED: That the email dated 3rd November 2017 from the Mayor of Greater Manchester, Andy Burnham, regarding the Greater Manchester Spatial Framework is received (NC)**

171. Receive and consider the correspondence and documents from Cheshire East dated 16th November 2017 in relation to the Compulsory Purchase Order and Side Roads Order

**RESOLVED: That the correspondence and documents from Cheshire East dated 16th November 2017 in relation to the Compulsory Purchase Order and Side Roads Order are received and noted. That the Town Council write to Cheshire East stating that the Town Council are supportive of the improvements to the rights of way. That the Town Council write to Cheshire East to seek clarification on the side roads order and seek reassurance that Chester Road (A5149) will not be closed where it crosses the line of the proposed Poynton Relief Road (NC)**

172. Note the correspondence from the Planning Enforcement Team, Cheshire East, regarding the new road off Woodford Road

The Deputy Clerk spoke on the issue and noted the following:

- Planning Enforcement have been contacted and they conducted a site visit.
- The officer confirmed that they would contact the land owners.
- However, the road is in line with the amended plans that were submitted to the public enquiry and prior to the Inspector confirming the compulsory purchase and side roads order as referred to in the Inspectors report.
- The amended plans do not appear on the website.

**RESOLVED: That the Town Council write to Cheshire East and ask why, when there were material amendments to the plans, the Town Council was not consulted as a statutory consultee under the Local Government Act, 1972. That the Town Council request if the Inspector for the side roads public enquiry is competent to make a change to the planning consent and entitled to amend the plans in the Green Belt. That Stockport Council have no authority to give planning consent for any part of Cheshire East (NC)**

173. Receive and consider the correspondence and reports from Emma Hood, Arboricultural Officer at Cheshire East in relation to the request for a tree preservation order for the trees on the land behind 199 Chester Road

**RESOLVED: That the correspondence is received. That the Town Council reply to Emma Hood stating that the Town Council disagree that the trees should not be protected under a tree preservation order. In addition, that the Town Council write with regard to the narrow corridor of land between the development, the Poynton boundary and the Relief Road - to ask who will be responsible for maintaining the land and ensuring there are trees to muffle the noise from the new road (NC)**

174. Neighbourhood Plan

a. Receive the report from the Neighbourhood Plan Steering Group

b. Approve the draft Neighbourhood Plan for consultation purposes from January 2018

Cllr Podmore provided the following update on the Neighbourhood Plan:

- The Neighbourhood Plan has been revised based on the feedback from residents and various discussions with Cheshire East.
- Five policies have been updated.
- The plans now show 650 houses; three in the strategic sites (450 units) and the remaining 200 units.
- There is now a new policy for infill in Higher Poynton.
- Each chapter has been developed further.
- The movement study will be added to the plan.
- The next round of consultation will be in January/February 2018 and will follow the same format as the previous consultation.
- This can then be the final plan to be submitted to Cheshire East.

**RESOLVED: That the update on the Neighbourhood Plan is received. That the Neighbourhood Plan steering group undertake another round of consultation on the amended version of the plan commencing in January 2018. That any changes to the plan be reported to the committee prior to the submission of the Neighbourhood Plan to Cheshire East (NC)**

175. Review and consider the response to the Community Infrastructure Levy consultation submitted by Handforth Neighbourhood Plan Steering Group

**RESOLVED: That the response to the Community Infrastructure Levy consultation submitted by Handforth Neighbourhood Plan Steering Group is received (NC)**

176. Receive the s16 consultation to the draft Bollington Neighbourhood Plan and consider a response

**RESOLVED: That the s16 consultation to the draft Bollington Neighbourhood Plan is received (NC)**

177. Note the correspondence sent to the SEMMMS Project Team regarding the community exhibition at Poynton Civic Hall

**RESOLVED: That the Clerk will circulate the response received. That it is proposed to the Mayor that an invitation is extended to the SEMMMS Project Team to update the Town Council on developments at the full Town Council meeting on the 18<sup>th</sup> December 2018. That the letter in response should note the poor state of Chester Road; the road needs to be adequately swept and maintained and that weight restrictions for vehicles should be investigated (NC)**

178. Receive and consider the email dated 13th November 2017 from Sarah Allwood, Senior Environmental Officer, at Cheshire East Council relating to air quality monitoring

It was agreed that the information provided is insufficient.

**RESOLVED: That the email dated 13th November 2017 from Sarah Allwood, Senior Environmental Officer, at Cheshire East Council relating to air quality monitoring, is received. That the Town Council respond and ask for statistics of the roadside air quality in a graph form for the last five years and request the information again this time next year (NC)**

179. Receive and consider the Planning Decision List dated 22nd November 2017

**RESOLVED: That the Planning Decision List dated 22nd November 2017 is received (NC)**

180. Planning applications received to date:

b. Application No: 17/5559

Location: 31 Anglesey Drive, Poynton, SK12 1BT.

Applicants Name: Mr Nick Winder

Proposal: Proposed porch, additional front dormer, single storey rear extension, additional rear dormer and render to existing walls.

**RESOLVED: No objection (NC)**

c. Application No:17/5569M

Location: Land between 4 & 6 Shrigley Road North, Poynton

Applicants Name: Mr Chris Miles

Proposal: Outline planning permission, with all matters reserved, for an infill development for two 4/5 bedroom detached properties including associated development parameters.

**RESOLVED: Recommend Refusal on the basis of:**

**1. RO4LP The proposal is an inappropriate form of development in the Green Belt and the development is contrary to the policies set out relating to the Green Belt and in particular the principle of openness in the Green Belt.**

**2. RO5LP The proposed development by reason of its size, siting and design, would form a visually obstructive feature which would detract from the rural character and appearance of the area within which it is located.**

**3. The development would result in increased traffic on Shrigley Road North which already has very heavy traffic.**

**4. The proposed development is out of character with neighbouring properties (7 for, 1 abstention) Cllr Mrs Saunders abstained from the vote.**

d. Application No: 17/5594M

Location: 94-98 Park Lane, Poynton SK12 1RE

Applicants name: Mr Brian Eason

Proposal: Retrospective application for polycarbonate roof covering to existing Al Fresco area.

**RESOLVED: No objection (NC)**

e. Application No: 17/5620M

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

Applicants Name: B McCabe.

Proposal: Single storey extension to forecourt dining area.

**RESOLVED: No objection (NC)**

f. Application No: 17/5911M

Location: 3 Midway Drive, Poynton, SK12 1GZ

Applicants Name: Mr and Mrs Ellison

Proposal: Proposed garage conversion

**RESOLVED: No objection (NC)**

181. Communication Messages

There were no communication messages from this meeting.

Meeting end time: 9.30pm