

DRAFT RECORD

OF THE PLANNING & ENVIRONMENT WORKING GROUP MEETING HELD AT 8.00PM ON MONDAY 28th JUNE 2021 VIA TEAMS MEETING.

PRESENT

Chairman: Cllr L A Clarke

Councillors: Cllrs K Booth, S Lees,

Officers in attendance: K McDowell (Deputy Clerk)

1. Recording of meeting

The Chair confirmed that the meeting is recorded for the purpose of minute taking and the recording is deleted when draft minutes are approved. There were no other declarations of a recording.

2. Questions from members of the public

There were no members of the public in attendance.

3. Apologies for absence

Cllrs T Swatridge, M Beanland, Mrs J Saunders, Ms H Whitaker

4. Declarations of disclosable pecuniary or other interests

There were no declarations made.

5. To approve as an accurate account the draft records of the Planning & Environment working groups held on 17th May and 7th June 2021.

RESOLVED: That the draft record of the Planning & Environment working group held on the 17th May 2021 are approved (NC)

RESOLVED: That the draft record of the Planning & Environment working group held on the 7th June 2021 are approved (1 for, 2 abstentions)

6. To receive and consider the action log for 2020-2021.

Members reviewed the action log.

The Deputy Clerk confirmed that we still have not had a response from Mr Peter Hooley of Cheshire East regarding the request for an urgent site inspection at the Sprink Farm site off Dickens Lane. He acknowledged the request in May and advised he would provide an update shortly, but one has still not been received.

The Chair asked if there had been an update on the tyres at Middlewood Road. The Deputy Clerk confirmed no further correspondence has been received.

RESOLVED: That the action log for 2020-2021 was received and all outstanding items should continue to be followed up (NC)

7. To receive and consider an update on enforcement action in relation to land between 4-6 Shrigley Road North and the responses from Cheshire East Planning Enforcement regarding breaches of planning at the site.

The Chair noted that the houses at 4-6 Shrigley Road have clearly been built higher than the submitted plans. Members commented that the reply from Cheshire East seems unconcerned and states that retrospective planning applications are allowed. It was also noted that the specific updates that were requested on three individual sites, 4-6 Shrigley Road, Kings Pool Place and 12 Kettleshulme Way have not been addressed and the Clerk should write back to Mr Hooley and ask him to provide an update on what is happening on each as there appears to be material breaches of planning on each case. The group would like answers to all the specific points raised in the original correspondence.

RESOLVED: That the update is received and that the Clerk replies to Mr Hooley noting his comments and asking for responses to the specific questions raised in the original correspondence relating to 4-6 Shrigley Road, Kings Pool Place and 12 Kettleshulme Way, Poynton (NC)

8. To receive and consider the response from Stockport Council following the Town Council's Freedom of Information appeal regarding the A555 Road Safety Audit.

The members feel that the document should be released and requested the Clerk to lodge an appeal for the release of the document via the Information Commissioner's Office.

RESOLVED: That the response is received and the Clerk lodges an appeal for the release of the document via the Information Commissioner's Office. (NC)

9. To receive and consider a report from the Chair on planning appeals arising due to the failure of Cheshire East to determine applications.

The members discussed the report and agreed the recommendation that the Clerk writes to the Head of Planning, copied to the chair of the Northern Planning Committee, to express our concern at this situation and to ask what actions Cheshire East are taking to ensure all planning applications are decided in a timely fashion.

RESOLVED: That the report is received and the recommendations suggested by the Chair, noted above, are carried out (NC)

10. The Chair proposed that two items of urgent business be added to the agenda under SO16.

1) Four additional planning applications

2) To receive and consider the email correspondence regarding the Site Allocations and Development Plan Document (SADPD)

RESOLVED: That the two items of urgent business are added to the agenda under SO19 (NC)

11. To receive and consider the planning decision list.

Members discussed the decisions made by Cheshire East.

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

12. To approve and then recommend to the Town Council under S051, that John Knight's invoice for fees for Town Council reports written to date, are paid via Planning Earmarked reserves.

Members were happy to recommend that the fee is paid and noted the value for money and the quality of the reports Mr Knight writes for the Council.

RESOLVED: That John Knight's fee is recommended to full Town Council to be paid via Planning Earmarked reserves_(NC)

13. To receive and consider the email correspondence regarding SADPD

The Chair recommended that the Clerk ask John Knight to speak at the public enquiry on behalf of Poynton Town Council and that the Chair accompanies him.

RESOLVED: That the Clerk ask John Knight to speak at the public enquiry on behalf of Poynton Town Council and that the Chair accompanies him (NC)

14. Planning applications received for consideration:

Application No: 21/2589M.

Location: Adlington Golf Centre, London Road, Adlington SK10 4NG

Applicants Name: Emery Planning

Proposal: Construction

of an Adventure Golf Course with associated works (re-submission of 20/2925M)

Recommendation: No Objection (NC)

Application No: 21/2959M

Location: 46 Library Cottage, London Road North, Poynton SK12 1AG

Applicants Name:

Proposal: Listed building consent to remove the current stud wall and install false ceiling, rebuild wall 110cm [3 feet 7 inches] into neighbouring downstairs bedroom.

Recommendation: No Objection (NC)

Application No: 21/2961M

Location: 77 Micawber Road, Poynton SK12 1UP

Applicants Name:

Proposal: Proposed side extension

Recommendation: Poynton Town Council objects to this application as:

1. The proposal to build up to the site boundary conflicts with policies HOU11, HOU13 and HOU14 of the Poynton Neighbourhood Plan, and retained policies DC1, DC2 and DC43 of the Macclesfield Local Plan.

2. The Town Council notes that the plans appear to retain the existing garage, but the proposed side extension would block access to this building. The public path along the western side of the site should not be used for future vehicular access. (NC)

Application No: 21/2976M

Location: Land off Hazelbadge Road, Poynton

Applicants Name: Mr S McCarthy for Elan Homes Ltd.

Proposal: Variation of condition 2 – approved plans on approval 17/6471M

Recommendation: Poynton Town Council maintains its opposition to the development of this so called “strategic site”. A matter of particular concern is the access along Hazelbadge Road, a narrow street with Lower Park Primary School at the northern end. The development will impose serious risks on pupils and other pedestrians. The junction from Hazelbadge Road onto Chester Road is also dangerous. The new plans do nothing to address these serious issues.

Specific concerns regarding the latest application include:

1. Poynton Town Council notes that, since the previous application for this site was approved in 2017, the Poynton Neighbourhood Plan has been approved by referendum and entered into force. The latest plans should be assessed to ensure they comply fully with the Poynton Neighbourhood Plan, especially Policies HOU2 (Infrastructure for Strategic Housing Sites), HOU6 (Housing Mix), HOU7 (Environmental Considerations), HOU8 (Density and Site Coverage), HOU9 (Affordable Housing) and HOU11 (Design).

2. In view of a further incident of serious flooding in Poynton in 2019, the proposed flood remediation actions in the previous (2017) application should be reviewed to ensure they are still adequate. The Cheshire East Flood Risk Team should be consulted on this application.

3. It is clear when comparing and contrasting the previous and latest plans that there are major differences in appearance and roof massing. One example is Persimmon’s “F4 apartments” as originally approved in 2017 differ significantly from the “Wye Special and Tintern Apartments” now proposed by Elan Land. These have a more “institutional” appearance and greater roof massing. All the proposed new house and apartment types should be reviewed in detail to ensure there is no increase in height, floor area, changes in overlooking or massing.

4. When the original plans were discussed at the Strategic Planning Board in 2017, it was agreed that the stub road that leads only to the northern boundary of the site would be removed and grassed over. This pointless feature has reappeared in the latest plans – this road should be removed and replaced with a grassed area.

5. In view of the significant changes in both the planning regime in Poynton and the proposed plans, the Town Council urges that this application is not decided under delegated powers, but rather considered anew by the Strategic Planning Board. (NC)

Application No: 21/2994M
Location: 33 Chestnut Drive, Poynton SK12 1QG
Applicants Name:
Proposal: Single storey front porch extension
Recommendation: No Objection (NC)

Application No: 21/3002M
Location: Privately owned parcel of land attributed to Haybrook Farm, Lower Park Road, Poynton, SK12 1EE
Applicants Name: EE Ltd.
Proposal: Prior approval of the installation of 1No. 20m `Phase 5` street pole, 2No.shrouded antennas, 2No. 0.3m dishes and 3No. ground- based equipment cabinets and ancillary development thereto. Additional installation of planting scheme

Recommendation: Poynton Town Council recognises that good quality internet coverage is essential, especially in view of the increase in home working. However, a 20 metre / 65 feet high mast on a new site in the Green Belt should be avoided if possible.

In this case, one solution would be co-location with the existing Network Rail lattice mast near the proposed site. This mast is near the bridge carrying Woodford Road over the railway. The applicants suggest that this is not possible for technical reasons. We would urge Cheshire East to validate this statement to confirm that it is correct.

The Town Council have also received comments from a local resident, raising a number of issues regarding this application and alleging that some details are incorrect, including the closeness of the proposed mast to houses on Meadway and the true location of nearby trees. We urge that a site visit be undertaken to confirm the information on the plans.

If there is genuinely no alternative, then the Town Council will not object to this application (NC)

Application No: 21/3057M
Location: 9 Derbyshire Road, Poynton, SK12 1TZ
Applicants Name:
Proposal: Alterations to existing roof, new dormer and internal alterations
Recommendation: No objection but would suggest that the first-floor window facing 7 Derbyshire Road is glazed in obscured glass. (NC)

Application No: 21/3070M
Location: 53 South Mead, Poynton SK12 1EB
Applicants Name:
Proposal: Demolition of existing garage & conservatory & erection of new single storey rear and side extension.
Recommendation: No Objection (NC)

Application No: 21/3160M
Location: 24 Queensway, Poynton, SK12 1JG
Applicants Name:

Proposal: Two storey side and rear extension, single storey rear extension

Recommendation: No Objection (NC)

Application No: 21/3212M

Location: 3 Nelson Avenue, Poynton, SK12 1RR

Applicants Name:

Proposal: Proposed single storey side and rear extension.

Recommendation: No objection, providing the Highways Officer is satisfied that there will be sufficient parking spaces available after replacement of the existing garage. (NC)

Application No: 21/3233M

Location: 26 Siddington Road, Poynton, SK12 1SX

Applicants Name:

Proposal: Proposed two storey side extension and new pitched over existing flat roof garage.

Recommendation: No Objection (NC)

Application No: 21/3244M

Location: 9 Alderley Close, Poynton, SK12 1XA

Applicants Name:

Proposal: Single storey side and rear extensions following the removal of the existing conservatory

Recommendation: No Objection (NC)

Application No: 21/3205M

Location: "The Cottage", Middlewood Road, Poynton, SK12 1UA

Applicants Name: Mr P Goodwill

Proposal: Lawful development certificate for demolition of existing bridge and construction of temporary bridge and access road.

Recommendation: Poynton Town Council has no objection in principle to replacing this bridge over Norbury Brook.

However, we note an apparent error in the supporting letter from the applicant's agents, which states "Norbury Brook is a tributary to the River Wandle ...". This cannot be correct, as the River Wandle flows through south London. Norbury Brook in Poynton flows into Poynton Brook, and eventually into the River Mersey at Cheadle.

The Town Council would urge that this application is reviewed by the Cheshire East Flood Team, as changes to water flow may increase the risk of flooding downstream. Norbury Brook flooded downstream, for example at the Brookside Garden Centre in Poynton during the June 2016 floods, so any changes to water flow caused by the replacement of the bridge should be analysed carefully. (NC)

Application No: 21/3067M

Location: Land Between 18 And 26, Shrigley Road North, Poynton

Applicants Name: Mr N Good for The Good Building Company NW Ltd.

Proposal: Non-material amendment to application 19/5920M - Erection of a pair of 3 bedrooms, semi-detached dwellings within an infill plot off Shrigley Road North

Recommendation: Poynton Town Council urge that these plans are subject to detailed review to ensure that the latest plans do not cover a larger floor area and the houses will be no higher than those approved under planning consent 19/5920M.

The Town Council notes that the original plans approved under 19/5920M showed the new houses would not project any further to the rear than the existing house at 18 Shrigley Road North. However, the new plans appear to show that the new houses will go significantly further back than the rear wall of number 18.

The Town Council notes that, when approving the original application, the Northern Planning Committee resolved to remove permitted development rights from the new houses. It is therefore of particular importance that the new houses conform to the dimensions and locations as approved in 2019. (NC)

The following four applications were added to the agenda as matters of urgent business under SO19.

Application: 21/3372M

Address: "Dovecotes", 62 Towers Road, Poynton, SK12 1DE

Applicant: Mr P Owen

Description: Demolition of existing extension and part demolition of existing garage together with new two storey side extension to an existing detached house.

Recommendation:

Poynton Town Council regrets that it is not possible from the plans to be clear if the gap between the proposed two-storey side extension and the site boundary exceeds 1 metre.

If the gap exceeds 1 metre, then the Town Council has no objection. However, if it does not, then we would object to the proposed extension as a breach of policy HOU14 of the Poynton Neighbourhood Plan and retained policy DC43 of the Macclesfield Local Plan (NC)

Application: 21/3268M

Address: Towers Yard Farm, Towers Road, Poynton, SK12 1DE

Applicant: Mr and Mrs Whitehurst

Description: Change of use and alterations of agricultural buildings to form a single dwelling house and domestic outbuildings

Recommendation: Poynton Town Council recommends approval of this planning application subject to:

1. The Cheshire East Council Planning Officer being satisfied that this will not create a precedent for further development in the Green Belt in this area.

2. We urge that a condition is imposed that Princes Incline - which is also Public Footpath 56 - is not used for access or storage for construction purposes.

3. That Cheshire East Council asks the Flood Risk Team to appraise the issue of surface water drainage and possible flood risk that may result from this development and, if necessary, provides a suitable remediation action and strategy. (NC)

Reference: 18/5732M

Address: Land off Woodford Road, Poynton

Applicant: Lucy Sykes, AECOM (agents for Stockport MBC and SEMMMS)

Description: Application for the construction of a new access track onto land to the east of Woodford Road, located to the south side of the A6MARR carriageway.

Reference: 19/0794M

Address: Land to the East of Woodford Road, to the south of the A6MARR, Poynton

Applicant: c/o Lucy Sykes, Stockport MBC, Cheshire East Council and Manchester City Council

Description: Application for the construction of a new junction access onto land to the East of Woodford Road, located to the South side of the A6MARR carriageway

Recommendations (for both applications): Poynton Town Council welcomes the revised plans for the access ramp into the field and the junction with Woodford Road. These are more compatible with the Green Belt than the previous proposals.

The plans could be improved further by reducing the width of the entrance gates from 4.5 metres. The accommodation bridges on the Poynton Relief Road (now under construction) have a carriageway width of only 3.5 metres, and the Inspector at the Public Enquiry noted this is sufficient for modern agricultural machinery. The Town Council therefore requests that the width of the access ramp, gate and junction be reduced to 3.5 metres.

Finally, the Town Council urges that a planning condition is imposed requiring all excavated materials to be removed from the site. (NC)

12. Communication messages arising

- That the working group is writing to Cheshire East about the number of non-determination planning appeals

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Resolved: That the communication messages are agreed (NC)

Meeting ended at 8.35pm

Chair

Dated.....