

Northern Planning Committee

Update

Date: Wednesday, 10th March, 2021

Time: 10.00 am

Venue: Virtual

The information on the following pages was received following publication of the committee agenda.

Planning Update (Pages 3 - 4)

Please contact Sarah Baxter on 01270 686462
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NORTHERN PLANNING COMMITTEE – 10th March 2021

UPDATE TO AGENDA

APPLICATION NO.

20/2361M

43, LONDON ROAD NORTH, POYNTON, SK12 1AF

UPDATE PREPARED

08 March 2021

CONSULTATIONS

The following consultation responses have been received since the preparation of the report:

Highways

“Further to the previous comments a revised plan has been submitted that has addressed the technical concerns that were raised.

The car parking allocation has been increased in line with CEC car parking standards.

The site access width has been increased to 5.5m wide with 6m kerb radii as requested. It is intended that the refuse vehicle enters the site and there are bin collection points for both the apartments and the houses.

The swept paths for a refuse vehicle have been submitted as indicated below: In summary, the application is now considered acceptable in highway terms and no objections are raised.”

An updated plan was submitted with the amended layout including a vehicle swept path analysis demonstrating a refuse vehicle entering the site and leaving in a forward gear.

Poynton Town Council

*“Poynton Town Council maintains our **Objection** to this planning application. The proposed minor changes do not address the fatal flaws in these proposals:*

The plans represent a serious over intensification of the site – a bad case of “town cramming”.

- *The proposed four three-storey houses at the rear of the site remain seriously out of scale and unneighbourly to the existing bungalows on Oak Grove, Burton Drive and Milton Drive.*

- *Traffic issues have not been addressed. There are no spare parking places for visitors, and the proposed access off London Road North (an A Road) remains inadequate.*
- *The internal site road should be constructed to full highway standards, at the expense of the developers, and adopted by Cheshire East.*
- *It appears that wheelie bins will still be collected from the footway of London Road North, and the internal layout within the site remains “tight”. Larger vehicles may be forced to reverse out onto London Road North.*
- *There has been no attempt to address concerns regarding flooding, although the Town Council has supplied photographs of severe flooding at Poynton Sports Club (opposite the site) and London Road North in June 2016.*
- *We note the applicants have ignored the comments of Cheshire East’s senior Landscape Architect, Dianne Rose: “A lower density development would be preferable from a landscape perspective. Fewer dwellings and parking spaces would provide more space for soft landscape to soften and enhance the development, break up and screen the car park areas and filter views of the apartment building.”*

Two comments have been received from neighbouring properties reiterating the earlier comments and stating that the amendments have not overcome their initial concerns.

Other issues

An amended plan showing the proposed houses to the rear of the site has been received correcting an earlier discrepancy regarding the labelling of the plans.

REPORT

The comments from the Head of Strategic Infrastructure, Town Council and neighbours are noted and no update to the original report is required, where these matters are dealt with in detail.

CONCLUSION

The recommendation remains as per the main agenda report as approval subject to conditions.