

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the additional Planning and Environment Committee held at 7pm on Monday 15th April 2013 at the Civic Hall, Poynton

Committee Members Present :- Councillor G. Bartos (VC)
Councillor L.A. Clarke (C)
Councillor C. A. Gorst
Councillor S. Horsman
Councillor Mrs J Sewart
Councillor G King
Councillor R.E.West

Also in Attendance :- Cllr I Hollingworth substituted for Cllr M C G Sewart.

Cllr P Hoyland

88 Apologies for Absence

Apologies were received from Cllrs M Beanland and M C G Sewart

89 Declarations of Pecuniary of Other Interests

Cllr L Clarke declared a Pecuniary Interest in Application 13/0875M inasmuch as he owns property on Park Lane, and he withdrew from the Chamber when this was considered and voted on.

Although not a member of the Planning Committee, Cllr P Hoyland declared a general interest on the basis that he is a member of the Northern Planning Committee.

Cllr R E West declared an interest in Application 13/1165M inasmuch as he is a member of the Strategic Planning Board.

90 To Approve Minutes of Meeting held on 18th March 2013

RESOLVED: That the record of the meeting held on 18th March 2013 be approved as an accurate record, and signed by the Chairman (NC)

91 Applications Received to Date

91- 1	13/0875M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Boffey Mr S	Date Received :-	27/03/2013
	Location :-	32 Park Lane Park Lane Poynton SK12 1RE	Date Returned :-	16/04/2013
	Proposal :	Proposed change of use of retail unit, with alterations, to an ice cream parlour		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

91- 2	13/0898M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Milligan Mr J	Date Received :-	05/04/2013
	Location :-	6 Pickwick Road Pickwick Road Poynton SK12 1LD	Date Returned :-	17/04/2013
	Proposal :	First floor side extension, single storey rear extension and porch		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

91- 3	13/1165M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Spawton Mr H	Date Received :-	28/03/2013
	Location :-	The Grange South Park Drive Poynton SK12 1BS	Date Returned :-	17/04/2013
	Proposal :	Demolition of detached dwelling house and associated buildings, and erection of eight family dwelling houses and associated works		
	Observations :	<p>Recommend refusal. Breach of Policy H12 of the Macclesfield Borough Local Plan (low density housing areas). Contrary to statements by the developer, the site for development cannot be regarded as previously developed (brownfield) land. The definition excludes "land in built-up areas such as private residential gardens.....which, although it may feature path, pavilions and other buildings, has not been previously developed" (Planning Policy Statement 3 - Housing (PPS 3). MBC Standard Conditions and Reasons for Refusal - RO1LP - Contrary to provisions in the Macclesfield Borough Local Plan; RO1TR and RO2TR - Loss of protected trees and threat to protected trees respectively; RO1NC - Threat to the habitat of protected species, namely badgers, bats, newts and herons. RO2RD - Loss of privacy, on the basis of overlooking - the area for development is several feet higher than the surrounding properties; RO3RD - Cramped development; RO7RD - Development unneighbourly. Members also were also concerned about the overall impact this development would have on the character of the area, and its affect on the lake, a historic feature connected to a larger body of water, Poynton Pool, and the potential noise and other forms of pollution. In addition, Cheshire East are requested to ask their Archeology Service to assess the impact this development would have on the lake, an artificial feature more than 200 years old, which once formed part of the garden of Poynton Towers. (NC)</p> <p>Around 13 local residents were present, all of whom were objecting to this renewed application. Mrs Elaine Butterworth of Lake House, Waters Reach, spoke on behalf of the owners of properties surrounding the Grange, while Mr Tony Miles of Millstone Close spoke on behalf of those residents of the Close whose property boundaries meet with the Grange. Both submissions are attached.</p> <p>The Chairman was of the view that there was no material difference between this application and those made in 2011 and earlier in 2013, apart from the fact that the developer was now claiming that the plot should be considered as a brownfield site.</p>		

91- 4	13/1282M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Wrigley Mr and Mrs D	Date Received :-	06/04/2013
	Location :-	15 Chester Road Chester Road Poynton SK12 1EU	Date Returned :-	17/04/2013
	Proposal :	Demolition of existing and replacement dwelling and erection of additional dwelling and garage with access from Windsor Close (resubmission of 12/3697M)		
	Observations :	<p>Recommend refusal. Members remain concerned about the width of the entrance to the site of the proposed additional dwelling from Windsor Close. This is shown in the plans as being 3m, but from other documents produced the entrance is not thought to be wide enough. Concerns also remain about overlooking. The dispute about land ownership, involving the applicant and nos. 8 and 11 Windsor Close, needs to be resolved too. (NC)</p> <p>There were 17 local residents present who all objected to the development. Mrs Denise Emery of the Emery Planning Partnership was also present, and spoke in favour - a copy of her submission is attached. Mr William Stroud of Willow Close and others spoke against, and there was a wide-ranging debate about land ownership, access, backland development, flooding, piling and overlooking. A map and a series</p>		

