

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Planning and Environment Committee held at 7pm on Monday 18th March 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 :- Cllrs I Hollingworth and Mrs I Thornton-Maddocks, substituting for Cllrs M Beanland and M C G Sewart

Mr John Knight

01 Apologies for Absence

Apologies were received from Cllrs M Beanland and M C G Sewart. Cllrs I Hollingworth and Mrs I Thornton-Maddocks notified the Clerk that they wished to substitute for the absent Councillors.

02 Declarations of Disclosable Pecuniary and Other Interests

Cllr L A Clarke declared a Disclosable Pecuniary Interest in application 13/0872M on the grounds that he owned property in the vicinity of that being considered, while Cllr G King declared a Non-Pecuniary Interest in the same application, on the grounds that he was acquainted with the applicant and his wife. Both Councillors withdrew from the Chamber when this application was considered.

Cllr I Hollingworth declared a Non-Pecuniary Interest in the item concerning the landscape survey of Poynton's Rural Areas on the basis that he is an acquaintance of Porf Higham, and had introduced him to the Town Council. Cllr Hollingworth abstained on the vote.

03 To Approve Minutes of Meeting held on 11th February 2013

RESOLVED: That the minutes of the meeting held on 11th February 2013 are approved as an accurate record and signed by the Chairman (8 -1abs)

04 Applications Received to Date

04- 1	13/0649M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Whittaker Ms P	Date Received :-	21/02/2013
	Location :-	77 Shrigley Road Shrigley Road Poynton SK12 1TF	Date Returned :-	19/03/2013
	Proposal :	Replacement dwelling		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

04- 2	13/0788M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Edmunds Mr G	Date Received :-	08/03/2013
	Location :-	Poynton Sports Club London Road North Poynton SK12 1AG	Date Returned :-	19/03/2013
	Proposal :	To place advertising boards at the front entrance to Poynton Sports Club - two to		

advertise and promote Poynton Sports Club and two to advertise Big Storage, a private company. Existing advert board for Poynton Sports Club will be removed.

Observations : RECOMMENDED: That there be no objection to this application (7 - 2 against)

04- 3 13/0872M Plot Ref :- Type :- FULL
Applicant Name :- Bland Mr K Date Received :- 18/03/2013
Location :- 32 Park Lane Date Returned :- 19/03/2013
Park Lane
Poynton
SK12 1RE
Proposal : Change of use of vacant office space on the 1st floor into two self-contained apartments
Observations : RECOMMENDED: That there be no objection to this application (NC)
Cllrs L A Clarke and G King withdrew from the Chamber when this was considered, having declared a Pecuniary and Non-Pecuniary Interest respectively.

04- 4 13/0900M Plot Ref :- Type :- FULL
Applicant Name :- Fotheringham Mr B Date Received :- 09/03/2013
Location :- 14 Clifford Road Date Returned :- 19/03/2013
Clifford Road
Poynton
SK12 1HY
Proposal : Proposed demolition of existing garage and erection of new garage
Observations : RECOMMENDED: That there be no objection to this application (NC)

04- 5 13/0960M Plot Ref :- Type :- FULL
Applicant Name :- Westerby Mr J Date Received :- 13/03/2013
Location :- 53 Oakfield Road Date Returned :- 19/03/2013
Oakfield Road
Poynton
SK12 1AS
Proposal : Proposed front, side and rear extensions
Observations : RECOMMENDED: That there be no objection to this application (NC)

05 Landscape Survey of Poynton's Rural Areas

Cllr Clarke spoke to the written proposal submitted by Prof Nick Higham for the preparation of a detailed landscape survey of the rural areas around Poynton, previously the site of numerous coal pits. Cllr King asked if Cheshire East Council would be likely to take notice of such a report/survey. Cllr Clarke said he didn't know - there was no similar environment anywhere else in Cheshire East.

Cllr Mrs Thornton-Maddocks felt it was important to achieve some form of designation for the area - this would afford it better protection. Cllr Gorst felt that such a survey would give us some ammunition to that end, while Cllr Hollingworth thought we should at least start the process.

Cllr Bartos asked whether we would own the IPR if we commissioned the report, and the Clerk was tasked to check with Prof Higham.

RESOLVED: That the quotation be accepted, the report be commissioned at a cost of up to £2,000, and that the Clerk check on the IPR (7-2abs)

06 CE Strategic Housing Land Availability Assessment (SHLAA)

Mr John Knight had been asked by the Town Council to prepare a report detailing Poynton's initial response to the CE SHLAA. Mr Knight spoke to his report, and provided Members with an understanding of the SHLAA and its significance in terms of the Local Plan. Effectively the SHLAA is a call for sites, and an opportunity for anyone who owns land to ask for it to be considered for development.

Mr Knight explained that the document is published annually, with the current document having a base date of 31st March 2012. Next year's edition will be based on evidence submitted up to 31st March 2013, so we should regard this as a first deadline for getting the SHLAA changed, to reflect the Town Council's concerns about various Poynton sites included in it. While the Town Council can continue to make submissions after that date there is no guarantee they will be published, although that might happen just before the document goes to Public Inquiry.

While protection of the Green Belt is Cheshire East's preferred strategy, Mr Knight said this would not stop site owners bringing them forward to the Public Inquiry, and some are likely to do that. In his report Mr Knight had tried to bring all the evidence together, grouping the sites into two different groups, with the railway line used as the boundary. The sites near Woodford would be affected both by the A6 to Manchester Relief Road and by the ex-BAE Systems site closure and sale. Mr Knight felt we should look to the long term future of those sites by proposing positive and appropriate uses of the Green Belt. Without these there is a risk that they could be developed.

Cllr Hollingworth asked if it was possible to access the 'virtual' SHLAA. Mr Knight said that this was not in the public domain, but that the Town Council can ask about its status, as some sites could be withdrawn.

Cllr Clarke said that Mr Knight's report should be forwarded to Cheshire East.

RESOLVED: That Mr Knight's report be received with thanks; that the Clerk forward it to Adrian Fisher at Cheshire East, copied to Stuart Penney and Joanne Dutton, with a request that its content be used to inform the SHLAA; and that a meeting be offered to Cheshire East to talk them through it. (NC)

07 Action taken under SO48

RESOLVED: That action taken under SO48 on the following five planning applications be noted;

13/0406M Four Oaks, The Coppice
13/0437M Fire Station, School Lane
13/0547M Bank Farm Riding School, Middlewood Road
13/0646M 35 Carleton Road
13/0663M 105 London Road South

(NC)

The Meeting closed at : 7.45pm

Signed : _____ Chairman Date: _____

On behalf of :- Poynton - with - Worth Town Council