

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Planning and Environment Committee held at 8pm on Monday 2nd September 2013 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)
Councillor C. A. Gorst
Councillor S. Horsman
Councillor G King
Councillor Mrs I Thornton-Maddocks
Councillor R.E.West (VC)

Also in Attendance :- Cllr Mrs J Saunders, attending under SO 56

Mr Phil Mason, Senior Enforcement Officer, Public Protection and Health, CE

31 Apologies for Absence

Apologies were received from Cllrs G Bartos, Mrs J Sewart and B Lewis.

32 Declarations of Interest

Cllr R West declared a personal but non-pecuniary interest in application 13/3334M on the basis that the applicant is known to him. He also declared an interest in application 13/3302M on the basis of his involvement with CE's Northern Planning Committee.

33 To Approve Minutes of Meeting held on 15th July 2013

RESOLVED: That the record of the meeting of 15th July be approved as an accurate record, and signed by the Chairman (5 - 1abs)

34 Applications Received to Date

34- 1	13/3086M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Gilbert Mr B	Date Received :-	23/08/2013
	Location :-	90 Vernon Road Vernon Road Poynton SK12 1YR	Date Returned :-	03/09/2013
	Proposal :	Conversion of rear conservatory to habitable room. Change in pitch and height to roof.		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

34- 2	13/3212M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Jardine Mr A W	Date Received :-	09/08/2013
	Location :-	Crammond 47 Middlewood Road Poynton SK12 1TX	Date Returned :-	03/09/2013
	Proposal :	First floor rear bedroom extension and new pitched roof improvements to existing		
	Observations :	RECOMMENDED: That there be no objection to this application, provided that the 30% limit for development within the Green Belt was not exceeded (NC)		

34- 3 13/3274M Plot Ref :- Type :- FULL
Applicant Name :- McAdam Mr J Date Received :- 09/08/2013
Location :- 26 Lindisfarne Drive Date Returned :- 03/09/2013
Lindisfarne Drive
Poynton
SK12 1EW
Proposal : First floor extension above existing single storey attached side garage combined with two storey extension to rear
Observations : RECOMMENDED: That there be no objection to this application (NC)

34- 4 13/3334M Plot Ref :- Type :- FULL
Applicant Name :- Banner Mrs V Date Received :- 15/08/2013
Location :- 5 Parklands Way Date Returned :- 03/09/2013
Parklands Way
Poynton
SK12 1AJ
Proposal : Proposed extension over existing garage and single storey front extension
Observations : RECOMMENDED: That there be no objection to this application (5 - 1 abs)

35 13/1282M: 15 Chester Road

RESOLVED: Recommend no objection, provided that Highways Officers are satisfied with the visibility splay from the development, enabling safe access onto and off Chester Road (5 - 1abs)

36 13/3302M: Elm Beds Caravan Park: Lawful Development Cert.

RESOLVED: That this item be taken first, given the number of residents in attendance with an interest in the application (NC)

Cllr R West left the Chamber, having previously declared an interest.

Mrs Hargraves of 3 Elm Beds Road was invited by the Chairman to address members for the allotted 3 minutes. She spoke to the written brief attached.

Cllr Mrs Saunders referred to a meeting she had held with Cheshire East and Mrs Hargraves on 26th February 2013 about various issues concerning the Elm Beds Caravan Park. She said that she had spoken to Peter Holley of CE Planning about this latest request, for a lawful development certificate for permanent residence in a caravan. He had explained that this was not strictly a planning matter but legal - what qualified as permanency? Mr Hooley will therefore recommend that it is dealt with by the CE Legal team.

Cllr Mrs Saunders said that, should the matter be referred to the Northern Planning Committee, then she would certainly make representations concerning the application. She added that at the February meeting CE had agreed to issue letters to the occupiers of 12 specified caravans who need to observe the six week closed period, letting them know that monitoring visits will be arranged.

Cllr L Clarke stated that the agent had made an open admission that planning laws had been flouted - caravan occupants should not have been there during the closed period. If permanent occupancy is claimed Cllr Clarke hoped that CE will be checking that Council Tax had been paid. He added that, unless it was the same person in the same caravan, continuous occupation cannot be claimed.

RESOLVED: That the Clerk, on behalf of the Town Council responds to the application as follows:

Members were very concerned about the agent's breaches of planning law - these contradict previous statements made by him;

If permanent residence is claimed, have the occupants paid Council Tax?;

Given that different caravans and different people are involved in the claim, and that there was a 6 month gap in occupancy, permanent residence cannot be claimed.

(NC)

37 Pollution Monitoring: Automatic Analyser

Mr Phil Mason, Senior Enforcement Officer, Public Protection and Health at CE attended the meeting, and spoke to members about the proposed transfer of the above equipment, located near the junction of London Road South and Clifford Road, to Poynton Town Council. Mr Mason spoke to the attached briefing note. He said that CE could no longer fund the servicing and maintenance of this analyser - a decision was needed.

Cllr L Clarke responded by stating that the Town Council had already agreed in principle to taking it over, for the reasons set out in the Planning record of 15th July 2013. These took into account the likely increase in traffic levels as a result of the planned A6 to Manchester Airport Relief Road and the major development expected at Woodford.

Mr Mason said that if responsibility for the equipment was transferred to the Town Council we would receive regular reports on air quality at that location, together with analysis of the data. The levels were currently borderline - were they to rise to such a level as to come with an Air Quality Management Area the the Town Council would probably want to argue that CE take back responsibility for the equipment. This would trigger an air quality action plan, looking at traffic calming, junction layout etc.

The discussion then turned to funding, which had been estimated at c. £5,000 for the next 16 months. Mr Mason said that the "pollution year" was January to December. Cllr R West asked if CE could continue to fund the analyser until April 2014, when we could provision for the equipment from 2014/15 precept. Cllr Clarke also wondered if a contribution could also be made from SEMMMS funding.

RESOLVED: That there is agreement in principle for the automatic analyser to be transferred to the Town Council with effect from April 2014, and that Cllr West investigates whether CE would agree to fund its operation until then, at a cost of around £2,000 (NC)

38 Waitrose: Minor Variation of Premises Licence

RESOLVED: That consideration under SO 51 concerning internal alterations to the Customer Service desk and fixtures at the Waitrose entrance, when it was agreed to receive the correspondence but take no further action, be noted (NC)

39 CE Local Plan Approval Process and Briefing Sessions

RESOLVED: That the Clerk inform all members about the briefing session to be held at Macclesfield Town Hall on Wednesday evening 16th October 2013, and urge all the attend (NC)

40 CE Consultation: Draft Revised Statement of Licensing Policy

Cllr L Clarke told members that he had been through this draft policy, and shared with them his various comments on it. In the ensuing discussion these were revised.

RESOLVED: That the Clerk send a formal response to this consultation, based on Cllr Clarke's note, as amended (NC)

41 13/1593M: 14 Anglesey Drive

RESOLVED: That members note the Planning Inspectorate's decision to allow this appeal and grant planning permission for this development (NC)

42 Planning Applications considered under SO 51

RESOLVED: That members note consideration of six planning applications under SO 51 - these were listed in the agenda; all were recommended as "no objection", with some conditions (NC)

43 A6 to Manchester Airport Relief Road: Phase 2 response

RESOLVED: That Stockport Council's (SMBC) response to the Town Council's reply to the Phase 2 consultation be noted, and that the Clerk ask SMBC about potential impact of the road scheme on Middlewood Road and the level crossing (NC)

The Meeting closed at : 9.10pm

Signed :

Chairman

Date:

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