

Poynton - with - Worth Town Council

Planning & Environment

Minutes of a meeting of the Planning and Environment Committee held at 8pm on Monday 6th October 2014 at the Civic Hall, Poynton

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

Also in Attendance :- Cllrs M Beanland and P Hoyland
attended under SO56

45 Apologies for Absence

Apologies were received from Cllrs G Bartos, Mrs J Sewart and Mrs I Thornton-Maddocks.

46 Declarations of Disclosable Pecuniary or Other Interests

Cllr R E West declared a non-pecuniary interest in Planning Application 14/4340M on the basis that he is Chairman of the Northern Planning Committee, to whom this could be referred.

47 To Approve Minutes of Meeting held on 1st September 2014

RESOLVED: That the minutes of the meeting held on Monday 1st September 2014 be approved as an accurate record, and signed by the Chairman (5-1abs)

48 Applications Received to Date

48- 1	14/4038M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Owen Mr and Mrs	Date Received :-	17/09/2014
	Location :-	53B London Road South London Road South Poynton SK12 1LA	Date Returned :-	07/10/2014
	Proposal :	Single storey rear extension and new garage		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

48- 2	14/4148M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Markham Mr and Mrs	Date Received :-	18/09/2014
	Location :-	44 Dickens Lane Dickens Lane Poynton SK12 1NN	Date Returned :-	07/10/2014
	Proposal :	Two storey side and rear extension		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

48- 3	14/4331M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Lear Mr and Mrs	Date Received :-	02/10/2014
	Location :-	9 Redacre Redacre Poynton	Date Returned :-	07/10/2014

SK12 1DB

Proposal : Proposed part single storey and part two storey rear extension to form additional living accommodation

Observations : RECOMMENDED: That there be no objection to this application (NC)

48- 4 14/4340M

Plot Ref :-

Type :-

FULL

Applicant Name :- Clark Mr D

Date Received :-

19/09/2014

Location :- 147 Chester Road
Chester Road
Poynton
SK12 1HP

Date Returned :-

07/10/2014

Proposal : Removal of existing dwelling house and erection of 1 x 2 bed bungalow fronting Chester Road, 1 x 4 bed detached house fronting Chester Road and 4 x 4 bed houses fronting Tern Drive

Observations : Recommend refusal, on the basis of RO3RD - Cramped development - "The proposal would by reason of scale, form and design result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the immediate vicinity of the site" and RO7RD - Development unneighbourly - "The proposed development, by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property." Members also had concerns that the additional access created by the proposed development was an issue, given that it is very close to a busy junction. Some of the proposed development also protrudes well forward of the existing building line. (5 - 1abs (Cllr R E West))

48- 5 14/4362M

Plot Ref :-

Type :-

FULL

Applicant Name :- Ricketts Mr and Mrs

Date Received :-

22/09/2014

Location :- 80 Dickens Lane
Dickens Lane
Poynton
SK12 1NT

Date Returned :-

07/10/2014

Proposal : Two storey side extension and new front entrance porch

Observations : RECOMMENDED: That there be no objection to this application (3 - 1abs - 2 against)

48- 6 14/4371M

Plot Ref :-

Type :-

FULL

Applicant Name :- Froude Mr and Mrs

Date Received :-

25/09/2014

Location :- 91 Chester Road
Chester Road
Poynton
SK12 1HJ

Date Returned :-

07/10/2014

Proposal : Proposed side and rear extensions

Observations : RECOMMENDED: That there be no objection to this application, provided the proposed development did not result in neighbouring gardens being overlooked (NC)

48- 7	14/4377M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Ashworth Mr and Mrs D J	Date Received :-	25/09/2014
	Location :-	13 Meadway Meadway Poynton SK12 1EA	Date Returned :-	07/10/2014
	Proposal :	Proposed two storey side extension		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

49 Cheshire East Local Plan Examination

RESOLVED: That the action taken under SO 51(a), regarding approval for the submission of a Town Council Supplementary Statement on Matter 14.10 - Poynton for the CE Local Plan Examination hearings, be noted (NC)

50 Update on Cheshire East Local Plan Examination

A written update from John Knight had been submitted to Members in advance, and Mr Knight was in attendance to talk them through it. He said that the first strand of the Inspector's examination of the Local Plan had led to a legal debate, with barristers representing developers arguing the case against barristers engaged by Cheshire East. There are a handful of legal issues that go to the heart of the Plan, also involving European legislation. These were as yet unresolved, and the Inspector is seeking advice from his team.

Mr Knight said that the second strand concerned strategic planning issues.

Mr Knight went on to explain that all parties had been given the opportunity to speak. These fell mainly into three groups - developers arguing against development at Handforth East in favour of their own sites, Cheshire East looking to defend its own plans, and community groups seeking to protect the Green Belt.

Mr Knight said that there should have been a week's gap between the two sets of hearings, but because of the legal impasse, and the fact that the Inspector had been deluged with information concerning the next phase of the examination, the next round of hearings has been delayed, with no date yet set. Mr Knight thought it unlikely that we would hear anything within a month or more about a resumption. This has the benefit of the Inspector being able to provide greater clarity of his thinking, but the delay is not without risk. The southern part of the Borough could be subject to further planning applications, and they do not have the protection afforded by the Green Belt. Meanwhile Mr Knight said we could continue with our Neighbourhood Plan.

Mr Knight reported that Cheshire East maintained that, regardless of boundaries, Woodford will take some of the housing demand. Meanwhile SMBC has referred the outline planning application for Woodford to the Secretary of State, with Woodford residents being urged by their Neighbourhood Forum to ask for it to be 'called in'. In a recent development the Government has issued new guidance about Green Belt boundaries, stating that they can only be changed via Local Plans.

Cllr Clarke asked Mr Knight if there was anything the Town Council needed to do. Mr Knight said that no further representations would be accepted by the Inspector, and we need to await the new hearings timetable. Strong representations had been made by landowners offering their land for development, with some developers and housebuilders now linked with landowners. In answer to a question from Cllr Beanland, Mr Knight said that there were legal objections to the whole of the CE Plan. Most developers were represented by Manchester-based consultants, while CE's legal representatives were London-based. While the former were interpreting advice from the Planning Inspector, the latter were reverting back to legislation.

RESOLVED: That Mr Knight's written update be received with thanks (NC)

51 Inspector's Announcement on the CE Local Plan Examination

RESOLVED: That the Inspector's announcement of 3rd October 2014 concerning the deferral of the remaining hearing sessions be received (NC)

52 Poynton Neighbourhood Plan

A CE brief had been prepared for a meeting on 20th October 2014, recommending that the designation of Poynton's proposed Neighbourhood Plan Area be approved. John Knight said that some developers were in favour of the area proposed, and that they would hope to help shape the Neighbourhood Plan.

Mr Knight added that the Town Council needed to put together a composite plan of all the landowners' plans and aspirations. Cllr Hoyland commented that the Poynton Neighbourhood Plan Steering Group was meeting later this week.

RESOLVED: That the CE brief be received (NC)

53 Action taken under SO 51(a) on planning application 14/3936M

RESOLVED: That action taken under SO51(a) by Cllrs Clarke, King and Mrs Horsman on 8th September 2014 regarding consideration of planning application 14/3936M, 9 Varden Road, be noted (NC).

The Meeting closed at : 8.50pm

Signed : _____ Chairman Date: _____

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