

Poynton - with - Worth Town Council

Planning & Environment

Minutes of a meeting of the Planning and Environment Committee held at 8pm on Monday 9th February 2015 at the Civic Hall, Poynton.

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

Also in Attendance :- Cllr Mrs R Horsman-Johnson
attended under SO 56

87 Apologies for Absence

Apologies were received from Cllrs L A Clarke, M C G Sewart and Mrs I Thornton-Maddocks.

88 Declarations of Disclosable Pecuniary or other Interests

None declared.

89 To Approve Minutes of Meeting held on 19th January 2015

RESOLVED: That the minutes of the meeting held on 19th January 2015 be approved as an accurate record, and signed by the Chairman (5-1abs)

90 Applications Received to Date

90- 1	14/5898M	Plot Ref :-	Type :-	FULL
	Applicant Name :- Bilotta Mr C		Date Received :-	29/01/2015
	Location :- 148 Park Lane Park Lane Poynton SK12 1RG		Date Returned :-	10/02/2015
	Proposal : Change of use for the ground floor from C3 residential to A3 (a cafe bistro). Existing garage to be altered from sui generis to A1 (a fresh produce farm shop), with a small link created to allow access to the shop from the cafe bistro. First floor of main building to remain same use - two one bedroom apartments, with alternative access via installation of a new external covered staircase. Reconfiguring of hard landscaping to front and rear for additional parking and new in-out one way system.			
	Observations : RECOMMENDED: No objection (NC)			

90- 2	15/0031M	Plot Ref :-	Type :-	FULL
	Applicant Name :- Walsh Mr A		Date Received :-	22/01/2015
	Location :- 95 London Road South London Road South Poynton SK12 1LF		Date Returned :-	10/02/2015
	Proposal : Proposed first floor extension			
	Observations : RECOMMENDED: No objection (NC)			

90- 3 15/0138M Plot Ref :- Type :- FULL
Applicant Name :- Molloy Mr D Date Received :- 22/01/2015
Location :- Four Oaks Date Returned :- 10/02/2015
The Coppice
Poynton
SK12 1SR
Proposal : Extension and elevational changes to existing house and garage, garden room in rear garden.
Observations : RECOMMENDED: No objection (NC)

90- 4 15/0216M Plot Ref :- Type :- FULL
Applicant Name :- Zandi Mr B Date Received :- 28/01/2015
Location :- 219 Chester Road Date Returned :- 10/02/2015
Chester Road
Poynton
SK12 1DS
Proposal : Reconstruction of dormers, resurface roof, pitched roof to porch and creation of entrance gates and garden wall.
Observations : RECOMMENDED: No objection (NC)

90- 5 15/0276M Plot Ref :- Type :- FULL
Applicant Name :- Townley Mr and Mrs Date Received :- 30/01/2015
Location :- 27 Hepley Road Date Returned :- 10/02/2015
Hepley Road
Poynton
SK12 1RP
Proposal : First floor side extension and canopy roof.
Observations : RECOMMENDED: No objection (NC)

90- 6 15/0292M Plot Ref :- Type :- FULL
Applicant Name :- Owens Mr and Mrs M Date Received :- 04/02/2015
Location :- 30 Clumber Road Date Returned :- 10/02/2015
Clumber Road
Poynton
SK12 1NS
Proposal : Two storey rear extension.
Observations : RECOMMENDED: No objection, provided that officers are satisfied that the proposed extension will cause no shadowing/loss of light to adjacent property (NC)

90- 7	15/0327M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Quinn Mr M	Date Received :-	04/02/2015
	Location :-	Tom Yam Restaurant and Bar 13 Fountain Place Poynton SK12 1QX	Date Returned :-	10/02/2015
	Proposal :	Proposed installation of portakabin for storage purposes to rear of restaurant.		
	Observations :	Mr Craig Stack, owner of the adjacent business, Poynton Flooring, and owner of that business's premises, Keith Lambert, were both present at the meeting, and spoke of the difficulties the proposed siting of the container would cause in terms of access to a garage used for storing carpets and other materials, and of access to skips for waste management.		
		Recommend refusal, on the basis that it would be unneighbourly to nearby residential properties at the rear, that it would seriously hinder access to an adjacent business, and that it would seriously hinder waste disposal from the adjacent business. (5 - 1abs)		

90- 8	15/0344M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Bousfield Mr and Mrs R	Date Received :-	05/02/2015
	Location :-	91 Clumber Road Clumber Road Poynton SK12 1NW	Date Returned :-	10/02/2015
	Proposal :	Sub-division of land with existing dwellings plot to create a two bedroom apartment with off-road parking and amenity space by converting an outhouse building, demolishing existing ground floor side and rear outriggers. New ground floor side and rear extensions.		
	Observations :	RECOMMENDED: No objection, provided Highways Officers were content with the proposed new access off and on to the highway (NC)		

90- 9	15/0353M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Waters Mr P	Date Received :-	04/02/2015
	Location :-	Meridien Lower Park Road Poynton SK12 1EE	Date Returned :-	10/02/2015
	Proposal :	Proposed single storey rear extension to form larger kitchen and lounge. Proposed ensuite to master bedroom and alterations to form entrance lobby.		
	Observations :	RECOMMENDED: No objection, provided that, if the property is within the Green Belt, that it does not exceed the 30% limit on extension of the property's current footprint (NC)		

91 Ainscough Strategic Land

Ainscough Strategic Land had made a request to brief the Town Council on their plans for a potential development site in Poynton. Members were informed by the Clerk that the Poynton Neighbourhood Plan Steering Group would be inviting landowners and developers to give brief presentations on their proposals in the coming weeks.

RESOLVED: That the request to brief the Town Council be declined, on the basis that it was both

premature and inappropriate (NC)

92 Planning Appeal: 15 Lostock Hall Road

RESOLVED: That a planning appeal against a refusal of application 14/2516M be noted (NC)

93 'Planning in the Community' event, April 2015

RESOLVED: That a forthcoming NALC conference of above title be noted, and that the Clerk be asked to keep Members informed of the date and venue when confirmed (NC)

94 Alderley Park - Public Consultation

RESOLVED: That the public consultation on the Alderley Park Development Framework, from 30th January to 13th March 2015, is noted (NC)

The Meeting closed at : 8.45pm

Signed : _____ Chairman Date: _____

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