

Poynton - with - Worth Town Council

Planning & Environment

Minutes of a meeting of the Planning and Environment Committee held at 8pm on Monday 9th March 2015 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

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

100 Persimmon Homes North West

Persimmon had sent a written request, dated 26th February 2015, seeking to engage in the Poynton Neighbourhood Plan process.

RESOLVED: That the Clerk thanks Persimmon for their interest, and includes them in the "Call For Sites" invitation, as issued by the Poynton Neighbourhood Plan Steering Group (NC)

101 Action taken under SO 51

RESOLVED: That action taken under SO 51 by Cllrs L A Clarke, C A Gorst and Mrs S Horsman on 16th February 2015, regarding five local planning applications, all recommended as "no objection", be noted (NC)

102 Cheshire East Local Plan Strategy: Update

Members were provided with copies of Cheshire East's progress update for February 2015, as provided to the Local Plan Inspector.

RESOLVED: That the correspondence is received, and that the Clerk writes to Kerry Trueman, CE Local Plan Programme Officer, copied to the Inspector, stating that the Town Council trusts there will be full consultation with its Members before any changes to the status of Green Belt around Poynton are recommended or made (NC)

103 SMBC Community Infrastructure Levy (CIL)

RESOLVED: That correspondence received from Stockport Council regarding a public consultation on their CIL proposals be received (NC)

104 Planning Application 15/0409M: 14 London Road South

RESOLVED: That the Committee recommends 'no objection' to the amended plans regarding the above property (NC)

95 Apologies for Absence

Apologies were received from Cllrs. G Bartos, Mrs J Sewart, M C G Sewart and R E West.

96 Declarations of Disclosable Pecuniary or Other Interests

None declared.

97 To Approve Minutes of Meeting held on 9th February 2015

RESOLVED: That the minutes of the meeting held on 9th February 2015 be approved as an accurate record, and signed by the Chairman (3 - 2abs).

98 Applications Received to Date

98- 1	15/0406M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Panter Mr S	Date Received :-	16/02/2015
	Location :-	2 Gull Close Gull Close Poynton SK12 1XQ	Date Returned :-	10/03/2015

Proposal : Proposed side and rear extensions and new vehicle access.

Observations : RECOMMENDED: No objection, provided that the proposed extensions are not unneighbourly, and that the new vehicle access does not compromise road safety (NC)

98- 2	15/0561M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Whyke Miss S	Date Received :-	10/02/2015
	Location :-	LongTerm Moorings Higher Poynton Poynton SK12 1TH	Date Returned :-	10/03/2015
	Proposal :	Change of use from long-term morning and for use of tables and chairs whilst trading, selling tea and cake.		
	Observations :	Mr Andy Bailey, of 35 Tideswell Road, Hazel Grove, and owner of the nearby Trading Post cafe, was present at the meeting, and drew on a written statement, objecting to this application on a number of counts.		
		Recommend refusal, on the basis of RO4LP - an inappropriate form of development in the Green Belt (Macclesfield Borough Council - Standard Conditions and Reasons for Refusal, 2007). The trading activity also obstructs the canal towpath for other users, and the location is close by a conservation area, and could impact it (NC).		

98- 3	15/0568M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Perry Mr C	Date Received :-	16/02/2015
	Location :-	2 Distaff Road Distaff Road Poynton SK12 1HN	Date Returned :-	10/03/2015
	Proposal :	Two storey extensions to the side elevation.		
	Observations :	RECOMMENDED: No objection (NC)		

98- 4	15/0571M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Thomson Ms J	Date Received :-	17/02/2015
	Location :-	1 London Road South London Road South Poynton SK12 1NF	Date Returned :-	10/03/2015
	Proposal :	Signage - fascia, projecting, ATM tablet and ATM surround.		
	Observations :	RECOMMENDED: No objection (NC)		

98- 9 15/0746M Plot Ref :- Type :- FULL
Applicant Name :- Jenkins Mr S Date Received :- 24/02/2015
Location :- 27 Distaff Road Date Returned :- 10/03/2015
Distaff Road
Poynton
SK12 1HN
Proposal : Double storey side and single storey rear extensions, porch addition, garage construction and additional entrance off the highway.
Observations : Recommend refusal, on the basis of RO3RD - cramped development, and RO5RD - inadequate space around buildings (Macclesfield Borough Council - Standard Conditions and Reasons for Refusal, 2007) (NC)

98- 10 15/0846M Plot Ref :- Type :- FULL
Applicant Name :- Bramhall Mr and Mrs S and M Date Received :- 05/03/2015
Location :- 3 Brent Close Date Returned :- 10/03/2015
Brent Close
Poynton
SK12 1HS
Proposal : Two storey side extension and single storey rear extension.
Observations : RECOMMENDED: No objection (NC)

98- 11 15/0863M Plot Ref :- Type :- FULL
Applicant Name :- Braid Dr J Date Received :- 24/02/2015
Location :- 28 Maple Avenue Date Returned :- 10/03/2015
Maple Avenue
Poynton
SK12 1PR
Proposal : Change to roof of existing approved single storey extension to rear of the property.
Observations : RECOMMENDED: No objection (NC)

98- 12 15/0874M Plot Ref :- Type :- FULL
Applicant Name :- Middleton Mr and Mrs D Date Received :- 04/03/2015
Location :- 52A Clifford Road Date Returned :- 10/03/2015
Clifford Road
Poynton
SK12 1JA
Proposal : Removal of Conditions 2 and 3 on Application 72127P (from 1992) - Addition to existing Approval 66864P for a hardwood conservatory and basement swimming pool extension.
Observations : RECOMMENDED: No objection (NC)

99 Jones Homes/Emerson Group

Written requests had been received from the above developer, dated 19th and 27th February 2015, seeking a meeting with Members to discuss the developer's interest in Sites B and D as featured in the recent Poynton Neighbourhood Plan Survey, and to seek a further meeting between Poynton Sports Club and Members to discuss the possible redevelopment of the Club's current site on London Road North.

Members agreed that such meetings would be premature, and that the correct forum for such discussions is the "Call For Sites" invitation to landowners and developers, as issued by the Poynton Neighbourhood Plan Steering Group.

RESOLVED: That the correspondence be received, and that the Clerk responds to Jones Homes in the terms set out above (NC)

The Meeting closed at : 9.30pm

Signed : _____ Chairman Date: _____

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