

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of a meeting of the Planning and Environment Committee held at 8pm on Tuesday 26th May 2015 at the Civic Hall, Poynton.

Committee Members Present :- Councillor L Berry  
Councillor L.A. Clarke (C)  
Councillor Mrs S-J Gilmore  
Councillor T Holbrook  
Councillor G Smith

Also in Attendance :- Cllr Mrs S Horsman attended under SO54, substituting for Cllr C A Gorst, while Cllr Mrs J Saunders substituted under the same SO for Cllr I Hollingworth.

### **01 Apologies for Absence**

Apologies were received from Cllrs C A Gorst, I Hollingworth, Mrs J Sewart, M C G Sewart and Mrs N Wylie.

### **02 Declarations of Disclosable Pecuniary or Other Interests**

Cllr L A Clarke declared a pecuniary interest in application 15/1978M - 29B Park Lane, inasmuch as he has property interests in the vicinity.

Cllrs L A Clarke and Mrs J Saunders both declared a general interest in application 15/2226M - Bank Farm Riding School, given that Cllr Clarke was acquainted with the late Cllr Mitchell, and that Cllr Mrs Saunders is acquainted with the current owners.

### **03 To Approve Minutes of Meeting held on 27th April 2015**

RESOLVED: That the minutes of the meeting held on 27th April 2015 be approved as an accurate record, and signed by the Chairman (NC)

### **04 Applications Received to Date**

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04- 1	15/1856M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Williamson Mr B	Date Received :-	01/05/2015
	Location :-	4 Nelson Close Nelson Close Poynton SK12 1RT	Date Returned :-	27/05/2015
	Proposal :	Single storey rear extension and garage conversion to form additional living accommodation.		
	Observations :	Recommend no objection (NC)		
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04- 2	15/1927M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Bedford Mr R	Date Received :-	28/04/2015
	Location :-	25 Copperfield Road Copperfield Road Poynton SK12 1LX	Date Returned :-	27/05/2015
	Proposal :	Rear first floor single storey extension with combined flat and pitched roof, forward-facing first floor single storey extension with pitched roof and porch to front entrance.		
	Observations :	Recommend refusal - proposed development out of character with adjacent properties, and forward of building line (NC)		

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04- 3 15/1978M Plot Ref :- Type :- FULL  
Applicant Name :- Torkington Mr G Date Received :- 30/04/2015  
Location :- 29B Park Lane Date Returned :- 27/05/2015  
Park Lane  
Poynton  
SK12 1RD  
Proposal : First floor extension and balcony.  
Observations : Recommend no objection (NC)  
  
(Cllr Clarke left the room while this was being considered, and so did not take part in the discussion or the vote)

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04- 4 15/1994M Plot Ref :- Type :- FULL  
Applicant Name :- Jones Mr J Date Received :- 30/04/2015  
Location :- 2 Dombey Road Date Returned :- 27/05/2015  
Dombey Road  
Poynton  
SK12 1LT  
Proposal : Two and single storey side extension and single storey rear extension.  
Observations : Recommend no objection, provided officers were satisfied that the proposed development would not have an unacceptable impact on the neighbouring property (NC)

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04- 5 15/2094M Plot Ref :- Type :- FULL  
Applicant Name :- Johnson Mr and Mrs S Date Received :- 07/05/2015  
Location :- 58 Meadway Date Returned :- 27/05/2015  
Meadway  
Poynton  
SK12 1DZ  
Proposal : Single storey side extension and garage conversion.  
Observations : Mrs Patricia Orchard of 60, Meadway, attended the meeting to object to the application, Mrs Orchard spoke from a script, a copy of which is available from the Clerk. Her objection had also been lodged on the Cheshire East planning website.  
  
Recommend refusal, on the grounds of RO6RD - Extension unneighbourly, and RO5RD - inadequate space around buildings (MBC Standard Conditions and Reasons for Refusal, 2007). Members were also concerned about possible loss of parking provision.(NC)

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04- 6 15/2165M Plot Ref :- Type :- FULL  
Applicant Name :- Clarke Mr M Date Received :- 13/05/2015  
Location :- Brookfield Hydro Motors Ltd Date Returned :- 27/05/2015  
10 London Road South  
Poynton  
SK12 1NJ  
Proposal : Advertisement consent for signage for proposed Aldi foodstore.  
Observations : Recommend no objection, provided that Highways Officers were content that the proposed signage would not cause any obstruction to local traffic (NC)

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04- 7 15/2208M Plot Ref :- Type :- FULL  
Applicant Name :- Clarke Mr and Mrs S & C Date Received :- 14/05/2015  
Location :- 25 Shrigley Road North Date Returned :- 27/05/2015  
Shrigley Road North  
Poynton  
SK12 1TE  
Proposal : Removal of mono-pitched roof to existing rear extension and new ground floor single storey extension to increase kitchen/dining area.  
Observations : Recommend no objection (NC)

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04- 8 15/2226M Plot Ref :- Type :- FULL  
Applicant Name :- Bithell Mr A Date Received :- 18/05/2015  
Location :- Bank Farm Riding School Date Returned :- 27/05/2015  
Middlewood Road  
Poynton  
SK12 1TU  
Proposal : 12 proposed stables adjacent to indoor riding school.  
Observations : Recommend no objection (5 - 2abs)  
Cllrs L Clarke and Mrs J Saunders abstained on this vote, having both previously declared a non-pecuniary interest.

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04- 9 15/2269M Plot Ref :- Type :- FULL  
Applicant Name :- Badham Mr T Date Received :- 18/05/2015  
Location :- 24 Carleton Road Date Returned :- 27/05/2015  
Carleton Road  
Poynton  
SK12 1TL  
Proposal : Single storey extension to the rear of detached bungalow. Demolition of existing detached garage.  
Observations : Recommend no objection (NC)

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04- 10 15/2322M Plot Ref :- Type :- FULL  
Applicant Name :- Naden Mr and Mrs P Date Received :- 20/05/2015  
Location :- 263 Coppice Road Date Returned :- 27/05/2015  
Coppice Road  
Poynton  
SK12 1SP  
Proposal : Single storey rear extension and first floor side extension to form additional living accommodation, raised decking area to rear garden.  
Observations : Recommend no objection, provided that officers were satisfied that the proposed development was not unneighbourly, and that there would be no intrusive overlooking of adjacent properties from the raised decking area (NC)

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## **05 Update on the Cheshire East Local Plan Strategy**

Mr John Knight, planning adviser to the Town Council, was present, and took Members through his written brief. Cheshire East had organised two technical workshops on 19th and 20th May to try to find common ground, and had also announced a 9,000 increase in the housing requirement for Cheshire East (from 27,000 to 36,000). The notes of the two workshops will be published in due course, and the next stage of the process was to decide where the extra 9,000 extra units might go. The north of the Borough was originally due to take around 9,000 houses when the number had been set at 27,000. Mr Knight considered how Poynton might fare in that process, depending on the methodology used.

Arup had been commissioned by Cheshire East to 'grade' the Green Belt, and such a map had been produced for Poynton, which has also included some areas in Adlington. The meeting considered this map, and commented on the merits or otherwise of the various Green Belt 'parcels'. Cllr Clarke suggested that we write to Adrian Fisher at Cheshire East to provide him with these comments. Cllr Mrs Saunders asked that such a letter be worded carefully, to avoid being too negative.

RESOLVED: That the meeting thanks Mr Knight for his written report; that that report and the Inspector's recent letter to Cheshire East be received; that the Clerk and Mr Knight draft a letter to Mr Fisher, giving the Committee's general observations on the Arup map, and that delegated authority be given to Cllr Clarke to approve the letter (NC)

**06 Poynton Neighbourhood Plan**

Consideration was given to appointing Town Council representatives on the Poynton Neighbourhood Plan Working Group, and on the Hockley Group, a body originally formed to consider all aspects of the Woodford development and its impact on neighbouring communities. It was agreed that the Town Council's own Neighbourhood Plan (NP) Working Group should be considered as in abeyance, and that instead this Committee receive an update at each meeting on the progress of the main NP Working Group.

RESOLVED: That Cllr Mrs J Sewart be approved as the permanent replacement for the late Cllr Hoyland on the Poynton Neighbourhood Plan Working Group, that this Committee be provided with an update on the Neighbourhood Plan at each meeting, and that Cllrs Mrs J Sewart, L Clarke and M Beanland represent the Town Council's interests on the Hockley Group (NC)

**07 Action taken under SO 51: 15/1924M: 59 Clumber Road**

RESOLVED: That action taken under SO 51 by Cllrs L Clarke, C A Gorst, G King and Mrs J Sewart regarding the above application, be noted. 'No objection' had been recommended, subject to there being no unneighbourly issues arising (NC)

**08 Appealing Planning Decisions**

RESOLVED: That the NALC Legal Topic Note on the above subject be received (NC)

**09 Hockley Group meeting, 20th May 2015**

RESOLVED: That the written record of the above meeting, provided by Cllr Mrs J Sewart, be received (NC)

**10 Planning and Environment Committee remit**

RESOLVED: That the remit, which had been agreed by the previous Committee, be received (NC)

The Meeting closed at : 9.30pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

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