

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 7.00pm on Monday 4th July 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)
Councillor I Hollingworth
Councillor L Podmore
Councillor Mrs J Saunders

Also in Attendance :- Under SO56 Cllr H Murray

12 Questions from members of the public

Mr Andrew Jolley, Glastonbury Drive, attended the meeting to raise his concern about the group of residents who have been raising money to build a play area on a portion of protected Green Belt which in his opinion is contrary to planning law that without planning permission. Mr Jolley felt this was a breach of bye laws for land has been left in trust to be maintained as open space in Poynton. Mr Jolley said the bye laws should be adhered to and this area is an important wildlife corridor to Poynton Brook. He claimed that branches have been removed and dumped into Poynton Brook by the group proposing the play area. Mr Jolley added that there are protected birds in that area and there is a duty of care to the wildlife. The habitat has already been disturbed by the SEMMMS road building work and there is further encroachment from the proposed work to the play area.

A member of the committee shared with Mr Jolley the recent email from Mr Farrell, Cheshire East (CE) Enforcement Officer, which states that the play area has been allowed under permitted development rights. Also play areas can be allowed in the Green Belt as a positive use of Green Belt. It was further explained to Mr Jolley that the Town Council are an advisory body with CE as the decision making body and the correct process has been followed by CE.

Mr Jolley strongly disagreed and was advised to write to CE if he wishes to raise the issue further.
RESOLVED: That the proposal as stated is approved (NC)

13 Apologies for absence

Cllrs Mrs S-J Gilmore, C Gorst, G Smith

14 Declarations of disclosable pecuniary or other interests

15 Approve minutes of meeting held on 6th June 2016

This item was deferred to the next committee meeting.

RESOLVED: That this item is deferred to the next committee meeting (NC)

Cllr Clarke and Cllr Murray arrived at 7.25pm. Cllr Clarke was delayed in severe traffic congestion caused by A6MARR roadworks
Cllr Clarke chaired the meeting from this point.

16 Neighbourhood Plan update

Cllr Podmore provided the following verbal update on the Poynton Neighbourhood Plan:

A Steering Group was held in July 2016 and good progress is being made with development work on-going by all groups meeting regularly. It was agreed that objectives are being translated and expert studies turned into planning policy. The Clerk noted that there is technical support for the Movement Study and therefore two quotes are not required for the Study.

Mr John Knight is in discussion with the Borough Officer for guidance on the timeline. A draft Neighbourhood Plan is expected by the end of August 2016.

RESOLVED: That the verbal update on the Neighbourhood Plan from Cllr Podmore is received (NC)

17 Cheshire East Local Plan Strategy update

The CE Ward councillors who approached CE to discuss possible changes to the Local Plan before the Inspector's hearing have been informed that any further representation must be made directly to the Inspector.

RESOLVED: That the update on the Cheshire East Local Plan Strategy is received (NC)

18 Action taken under S O 51 regarding 16/2760D and 16/2764M

It was noted that Cllrs Clarke and Smith did not comment on 16/2746M, The Willows, as members of the adjacent Workmen's Club.

RESOLVED: That action taken under Standing Order 51 regarding 16/2760D The Willows, Willow Close, and 16/2746M 22, London Road North is received (NC)

19 Action taken under SO51 regarding Nelson Pit Car Park

RESOLVED: That the action taken under SO51 regarding Nelson Pit Car Park is noted (NC)

20 Former Vernon Infants School

The Clerk was requested to follow up again with the appropriate person at CE as no response has been received to date.

RESOLVED: That the Clerk follow up with CE regarding the former Vernon Infants School (NC)

22 Response to flooding in Poynton 11th June 2016

It was noted that a response was received from Cllr Bailey, Leader of CE. Members agreed that this information is evidence for the Planning Inspector.

RESOLVED: That the response to flooding in Poynton 11th June 2016 from Cllr Bailey, Leader of CE is noted (NC)

23 Natwest Bank Poynton branch closure

Members received the correspondence from Mr Finch of Natwest Bank. Members noted the decision made and thanked Mr King, Mr Lambert and Mr Rutley MP for attending the meeting on behalf of the Town Council and their efforts to persuade Natwest Bank to behave in a socially responsible manner.

RESOLVED: That the correspondence from Mr Finch of Natwest Bank is received. That the efforts of Mr King, Mr Lambert and Mr Rutley MP are noted (NC)

24 Air Quality Monitor update

It was proposed that:

Readings from the diffusion tubes are provided.

The VAT issue for the cost of the monitor is requested.

This item is deferred to the next committee meeting when this information is available.

RESOLVED: That the Clerk obtain the information as stated and defer this item to the next committee meeting (NC)

25 Applications received to date

25- 1 16/2442M Plot Ref :- Type :- FULL
Applicant Name :- Mrs Rebecca Cofano Date Received :- 17/06/2016
Location :- 21 School Lane Date Returned :- 06/07/2016
School Lane
Poynton
SK12 1AX
Proposal : Change of use from a retail shop to a cafe
Observations : Recommend no objection

25- 2 16/3051M Plot Ref :- Type :- FULL
Applicant Name :- Mr Daniel Lee Date Received :- 23/06/2016
Location :- The Courtyard Date Returned :- 06/07/2016
34a Park Lane
Poynton
SK12 1RE
Proposal : Conversion of 2 existing ground floor A2 units into 2 one bedroom flats(C3)
Observations : Cllr Clarke declared an interest in 16/3051M and left the meeting for this item.
Recommend no objection, providing CE officers consider the parking arrangements are sufficient.

25- 3 16/3080M Plot Ref :- Type :- FULL
Applicant Name :- Mrs Bonni Caddick- Brown Date Received :- 07/07/2016
Location :- 203 Coppice Road Date Returned :- 06/07/2016
Coppice Road
Poynton
SK12 1SW
Proposal : Proposed single storey rear extension
Observations : Recommend no objection

25- 4 16/3091M Plot Ref :- Type :- FULL
Applicant Name :- Mr Ben Simpkin Date Received :- 04/06/2016
Location :- Arden Date Returned :- 06/07/2016
Middlewood Road
Poynton
SK12 1TX
Proposal : Substitution of existing felted flat roof with new pitched tiled roof on existing domestic garage and new white "K" render to existing garage walls
Observations : Recommend no objection

25- 5 16/3170M Plot Ref :- Type :- FULL
Applicant Name :- Mr Lee Lawlor Date Received :- 29/06/2016
Location :- 94 Chester Road Date Returned :-
Chester Road
Poynton
SK12 1HG
Proposal : Double storey side extension
Observations : Recommend no objection
