

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 22nd February 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)
Councillor Mrs S-J Gilmore
Councillor C. A. Gorst
Councillor L Podmore
Councillor G Smith

Also in Attendance :- Councillor H Murray

097 Apologies for Absence

Cllr I Hollingworth, Mrs J Sewart, M Sewart and T Holbrook

098 Declarations of Disclosable Pecuniary or Other Interests

Cllr Smith declared a personal interest in planning application 16/0691M and 16/0343M and abstained from decisions taken relating to these.

Cllrs Clarke, Gorst, Gilmore and Podmore declared a personal interest in planning application 16/0466M due to an acquaintance with the neighbour.

Cllr Clarke and Smith declared a serious interest in planning application 15/3396M and withdrew from the meeting for this item.

099 To Approve Minutes of Meeting held on 25th January 2016

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 25th January 2016 are approved (NC)

The Chairman proposed that with members of the public in attendance to speak there is an amendment to the order of agenda to next consider Planning Application 16/0481M.

RESOLVED: That Planning Application 16/0481M is considered as the next agenda item (NC)

100 Planning Application 16/0481M

Mrs Janet Burton, 297 Park Lane and Mrs Sandra Docker, 301 Park Lane, spoke on planning application 16/0481M.

Mrs Burton and Mrs Docker explained to the committee that even though they are on friendly terms with their neighbours, Mr and Mrs Davison of 229 Park Lane, they did not contact them regarding their planning application. Mrs Burton and Mrs Docker explained to the committee that they feel the application is unneighbourly and would adversely affect their properties which neighbour to either side of 229 Park Lane. The proposed close pitched wall would cause loss of light and drastically impair the outlook. The two neighbours requested the committee to support their objections to the planning application.

Cllr Murray left at 8.20pm.

The committee members considered in detail the planning application and the position of the pitch roof. It was proposed that the recommendation to CE is to reject the planning application on the basis of R07RD, unneighbourly development.

Mrs Burton and Mrs Docker confirmed that they will also write to CE on the planning application.

RESOLVED: That planning application 16/0481M is rejected on the basis of R07RD (NC)

101 Cheshire East Local Plan Strategy: Update

The committee considered the letter from Cllr Rachel Bailey, Cheshire East Council, about the approval of the Cheshire East Local Plan, and the attached time-table, dated 29th January 2016. Also the

questions sent to Mr Adrian Fisher, Head of Planning Strategy, Cheshire East Council, dated 15th February 2016.

Mr John Knight provided a written report with the following update:

There will be a web based consultation by CE.
Paper copies are available to residents from Macclesfield Town Hall.
The Town Council will need to ensure that it takes into account and gives consideration to all the available documents in any response.

The committee considered the next steps and agreed that the Town Council need to develop a formal response to the consultation process and also facilitate and encourage the maximum participation in the consultation by the people of Poynton.

Will Poynton Library hold an exhibition on the consultation?

Only a few libraries will be having an exhibition.

The Clerk will check with the library to find out if an exhibition is due to be held at Poynton Library. The Clerk was also requested to arrange a supply of the paper based consultation to be available for Poynton residents.

The Chair suggested that the Town Council arrange their own Local Plan exhibition with a PC available for residents to be able to log into the relevant website and the relevant maps available for residents.

What are the particular concerns around the infrastructure?

Although the sites add up to 650 houses the proposed plan amounts to more than that number of houses for Poynton. This is a higher rate of build than ever before in Poynton. There will be additional impacts by the scale and pace of the change in terms of, for example, schools and health services.

The Chairman noted that a number of questions have been sent to Mr Adrian Fisher, Head of Planning Strategy, Cheshire East Council in the correspondence, dated 15th February 2016. The responses to those questions can be made available on the Town Council website and at the exhibition should they become available.

It was proposed that:

The Town Council note considerable thanks to Mr Knight for his detailed report and verbal update. Cllrs Podmore and Hollingworth are thanked for attending the Strategic Board meeting and speaking on behalf of the Town Council.

Mr John Knight helps to draft a response for the Town Council for further review by Cllrs Clarke and Podmore with the aim of submitting it to the Planning and Environment committee meeting on 4th April 2016 for approval.

The Clerk draft a suitable article for the PUN, Town Council website and the Town Council noticeboards for approval by Cllr Clarke and Podmore.

The Town Council regret the refusal of CE to conduct a proper exhibition in Poynton as previously requested but that in the absence of this the Town Council organise their own exhibition in the Poynton Civic Hall Reception area.

The exhibition will incorporate copies of the maps, copies of the paper response forms are procured from CE and the provision of a dedicated PC terminal is explored and as much material as available and appropriate is provided.

The Neighbourhood Steering Group exhibition team are consulted to assist.

The Clerk obtain suitable costings for lamination of the map to be displayed with delegated powers to Cllrs Clarke and Podmore to approve.

The Clerk to request a copy of the 37 commitments from CE.

RESOLVED: That the proposal as stated is approved (NC)

RESOLVED: That the letter from Cllr Rachel Bailey, Cheshire East Council, about the approval of the Cheshire East Local Plan, and the attached time-table, dated 29th January 2016 is approved. That the questions sent to Mr Adrian Fisher, Head of Planning Strategy, Cheshire East Council, dated 15th February 2016 submitted under delegated powers is received along with other correspondence and reports (NC)

102 Poynton Neighbourhood Plan

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

The exhibition has closed recently.

About 600 surveys have been collected with approximately 100 surveys returned online.

The survey is online until the end of February 2016.

It was noted that the evidence produced as part of the Neighbourhood Plan is potentially very useful in supporting the Town Council's position on the Local Plan. It is current and new information which will be incorporated into the response to CE where possible.

RESOLVED: That the update on the Poynton Neighbourhood Plan is received (NC)

103 Revisions to the National Planning Policy Document

It was proposed that the submission sent by Poynton Town Council in response to the specific consultation questions is received. The committee thanked Mr John Knight for his efforts on behalf of the Town Council.

RESOLVED: That the submission sent by Poynton Town Council in response to the specific consultation questions is received. That the Town Council note their thanks to Mr Knight (NC)

104 Applications Received to Date

104- 1	15/3396M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Partington Mrs H	Date Received :-	17/08/2015
	Location :-	The Willows Willow Close Poynton SK12 1RG	Date Returned :-	08/09/2015
	Proposal :	To change social club into a day nursery		
	Observations :	Recommend no objection, provided officers are satisfied that the opening hours will not prove disruptive to neighbouring properties, and that there is adequate parking access and provision (NC).		
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104- 2	16/0343M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Miss Sobia Fardose	Date Received :-	22/02/2016
	Location :-	Phoenix Dental Practice 1 Park Avenue Park Avenue SK12 1QY	Date Returned :-	22/02/2016
	Proposal :	Relocation of 3 Air Con Units		
	Observations :	Recommend no objection in principle as long as the C E Environmental Officer is satisfied that they will not cause a disturbance in a residential area at night		
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104- 3	16/0373M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Waddington, C, Mr	Date Received :-	08/02/2016
	Location :-	18 Trafalgar Avenue Trafalgar Avenue Poynton SK12 1RU	Date Returned :-	22/02/2016
	Proposal :	Proposed single storey rear extension		
	Observations :	Recommend no objection		
