

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Tuesday 26th April 2016 at the Civic Hall, Poynton

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

Also in Attendance :- Attending SO 54 Cllr Mrs J Saunders substituting for Cllr Mrs J Sewart

### **118 Apologies for Absence**

Cllrs C Gorst, T Holbrook, I Hollingworth, L Podmore, Mrs J Sewart, M Sewart and G Smith.

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

None

### **120 To Approve Minutes of Meeting held on 26th April 2016**

RESOLVED: That the minutes of the meeting of the Planning and Environment Committee held on 4th April 2016 are approved (2 for 1 abstention)

The Chairman proposed an amendment to the order of the agenda with planning application 16/1636 taken as the next item on the agenda

RESOLVED: That the planning application 16/1636 is approved as the next item on the agenda (NC)

### **121 Planning Application 16/1636M**

Mr Richard Bousefield, 91 Clumber Road, Poynton, spoke on his objection to the planning application as follows:

The height of the extension will cause issues for privacy and dwelling.

Too close to the neighbouring dwelling, to both the lounge and the main bedroom.

An increase in noise and visitor numbers.

Car parking which is already an issue will be exacerbated.

The removal of foliage will negatively affect the privacy of neighbouring dwellings.

Mr Bousefield explained that there is a consensus among the neighbours to support the objection. The committee reminded Mr Bousefield that each neighbour who objects to the planning application should submit their objection to CE directly as CE are the decision making body.

Mrs Moorhead, Orchard Cottage, spoke on the letter she has written ( as attached ) in objection to planning application 16/1636M.

Following consideration the committee proposed that the planning application is rejected for the following reasons:

There is no proposed increase in parking, despite eight more rooms (a 25% increase) leading to extra staff and visitors. Possible threat to protected trees. Impact on neighbouring residential properties, especially Orchard Cottage, Clumber Cottage and 89 Clumber Road. It must be remembered that this is not an application to simply extend a dwelling house but a non-residential, commercial and communal living facility. In such cases, the possible impact of overlooking and noise assume a greater significance. There may be a breach of Policy H13 in the Macclesfield Local Plan:

H13 development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.

Reason 6.22 The Borough Council is concerned to protect and enhance the character and amenities of housing areas. Any non-residential uses should be appropriate in scale and should not adversely affect residential amenity. Uses which would create unacceptable noise, safety or health impacts or generate excessive traffic will not be acceptable.

RO6RD Extension is unneighbourly. The proposed development is on land about one metre higher than on neighbouring properties on Clumber Road.

The residents in attendance were reminded to invite the officer who will be conducting the site visit to appreciate the effect on neighbouring properties.

RESOLVED: That planning application 16/1636M is objected to for the reasons as stated (NC)

### **122 CE Borough Residential Design Guide**

The committee received and considered the written report by Cllr L A Clarke and the additional comments by Cllr Podmore:

That there is consideration for making building regulations Part M4 (2) part of the requirements for all new build properties. This means that a building is accessible for all age groups so that the young can live there and it is adaptable for the elderly if required (effectively a lifetime home). This has been noted by the Neighbourhood Plan with people wanting to down size to smaller more accessible homes rather than move into for example sheltered homes and retain their independence. It is desirable to include this in the Neighbourhood Plan and therefore worthwhile for CE to include it in their design guide. Also to suggest a scheme with on street parking which has provision for electric car charging.

It was proposed that the recommendation with the addition of Cllr Podmore's comments is approved.

RESOLVED: That the Town Council respond as detailed in the report with the addition of the comments by Cllr Podmore (NC)

**123 Local Plan Strategy Update**

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

**124 Poynton Neighbourhood Plan**

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

**125 Applications Received to Date**

125- 1	16/1178M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Sam Rosillo	Date Received :-	14/04/2016
	Location :-	Land to the North East Of Mill Hill Hollow Poynton	Date Returned :-	26/04/2016
	Proposal :	Erection of a road bridge and two river training walls along Ladybrook		
	Observations :	Recommend no objection providing it is designed so there is no space for people to gather to commit anti-social behaviour		

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125- 2	16/1259M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr D Molloy	Date Received :-	20/04/2016
	Location :-	Four Oaks The Coppice Poynton SK12 1SR	Date Returned :-	26/04/2016
	Proposal :	Extension to bedroom 1 and 4 rear elevation Internal alterations 2 storey extension on gable, utility on ground bathroom on first floor Replace 4 Velux roof lights with 1 roof light Alter bedroom windows front elevation Glass roof window over playroom at rear of building		
	Observations :	Recommend no objection providing the extension does not exceed the 30% extension limit for properties in the Green Belt		

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125- 3 16/1499M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Kenneth Thorman Date Received :- 18/04/2016  
Location :- 68 Brookfield Avenue Date Returned :- 26/04/2016  
Brookfield Avenue  
Poynton  
SK12 1JE  
Proposal : Variation on condition 2 on application 14/3110M -  
conversion of part of a garage to toilet and utility and  
change of use of conservatory to orangery  
Observations : Recommend no objection (NC)

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125- 4 16/1515M Plot Ref :- Type :- FULL  
Applicant Name :- Abode Property Developments Date Received :- 07/04/2016  
Location :- 27 Lostock Hall Road Date Returned :- 26/04/2016  
Lostock Hall Road  
Poynton  
SK12 1RD  
Proposal : Construction of 1no bungalow with access and parking  
Observations : Recommend no objection subject to CE Highways Officer being satisfied about road  
access (NC)

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125- 5 16/1551M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Graeme Keast Date Received :- 05/04/2016  
Location :- Unit 1 Date Returned :- 26/04/2016  
London Road South  
Poynton  
SK12 1NF  
Proposal : Installation of 4 no condensers  
Observations : Recommend no objection in principle, but PTC has concerns there are residential  
properties bordering the site: the flats on Queensway and houses in Abbey Court,  
and so subject to the C E Environmental Health officer being satisfied that there  
would be no problem with noise, particularly at night. (NC)

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125- 6 16/1597M Plot Ref :- Type :- FULL  
Applicant Name :- Mr Stephen Mattocks Date Received :- 07/04/2016  
Location :- 195 Chester Road Date Returned :- 26/04/2016  
Chester Road  
Poynton  
SK12 1DS  
Proposal : Replacement of existing flat roof with pitched roof  
Replacement of existing porch and flat roof with pitched roof  
New roof coverings. New external insulated rendering system  
New rear side facing bi-folding doors  
Alteration of existing window sizes and heights  
New parapet wall and flat roof to existing rear extension  
Removal of existing chimney stack  
Observations : Recommend no objection (NC)

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125- 7 16/1610M Plot Ref :- Type :- FULL  
 Applicant Name :- Mrs H White Date Received :- 06/04/2016  
 Location :- 11 Wayside Drive Date Returned :- 26/04/2016  
 Wayside Drive  
 Poynton  
 SK12 1HF  
 Proposal : Single storey rear and side extension  
 Observations : Recommend no objection subject to the condition that the window in the side facing the neighbour is glazed and obscured glass (NC)

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Proposal : Single storey rear and side extension  
 Observations : Recommend no objection subject to the condition that the window in the side facing the neighbour is glazed and obscured glass (NC)

125- 8 16/1660M Plot Ref :- Type :- FULL  
 Applicant Name :- Mrs Philippa McMullan Date Received :- 11/04/2016  
 Location :- Land at No10 Date Returned :- 26/04/2016  
 London Road South  
 Poynton  
 SK12 1HU  
 Proposal : Advertisement Consent for new front and rear signage  
 Observations : Recommend no objection

125- 9 16/1793M Plot Ref :- Type :- FULL  
 Applicant Name :- Mr N Haslock Date Received :- 13/04/2016  
 Location :- 1A Vernon Road Date Returned :- 26/04/2016  
 Vernon Road  
 Poynton  
 SK12 1LP  
 Proposal : Proposed Side Extension  
 Observations : Recommend no objection

125- 10 16/1804M Plot Ref :- Type :- FULL  
 Applicant Name :- Mrs Lindsey Lonsborough Date Received :- 14/04/2016  
 Location :- 217 Dickens Lane Date Returned :- 26/04/2016  
 Dickens Lane  
 Poynton  
 SK12 1SS  
 Proposal : Proposed 3no single storey rear extensions  
 Observations : Recommend no objection

125- 11 16/1818M Plot Ref :- Type :- FULL  
 Applicant Name :- Mr Peter Bellini Date Received :- 15/04/2016  
 Location :- 16 Milton Drive Date Returned :- 26/04/2016  
 Milton Drive  
 Poynton  
 SK12 1EY  
 Proposal : Side two storey extension and small single storey front extension to detached house  
 Observations : Recommend objection on the basis of:

