

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Meeting of the Planning and Environment Committee held at 8.00pm on Monday 6th June 2016 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)
Councillor I Hollingworth
Councillor L Podmore
Councillor G Smith

Also in Attendance :- Under SO 56
Cllr Mrs S Horsman

001 Questions from members of the Public

Mrs Bashforth attended the meeting and spoke on behalf of Mr and Mrs Milne, her parents, of Brookfield Avenue. Mrs Bashforth explained that she was looking for advice on application 16/1499M which has been approved by the Town Council and Cheshire East Council (CE) Planning Officers.

The Chairman explained that the Town Council is only an advisory body and bases its recommendations to CE on the information provided by CE. CE planning officers inspect properties and CE are the decision making body.

Mrs Bashforth explained that in her view the plans submitted under planning application 16/1499M, 68 Brookfield Avenue, are inaccurate and pointed out the area of her parents' property that she considers is not included on the plans. Her parents did not receive information about the original planning application 14/3110M. The extension stated as an orangery, is in her view, a solid built property and the property owners have raised the height with an alleged overhang very close to her parents' property. Mrs Bashforth shared photos with the committee. The Chair advised Mrs Bashforth to write to the Enforcement Officer at CE and if necessary to follow the CE Complaints procedure.

It was proposed that the Clerk write to CE to report the allegation received that the plans are not accurate and may understate both the dimensions of the neighbouring house and dimensions of the proposed work completed. The Town Council request CE to apply particular care when reviewing this application. The Clerk will send the comments directly to Mr Coburn, the Case Holder at CE.

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

002 Apologies for absence

Cllrs Mrs S-J Gilmore, T Holbrook, I Hollingworth, Cllr Mrs J Saunders and M Sewart

003 Declarations of disclosable pecuniary or other interests

Cllr Podmore declared a non-pecuniary interest in Planning Application 16/2685M as a colleague on the school governing board of Lower Park Primary School and abstained from voting.

004 Approve Minutes of Meeting held on 9th May 2016

The Chair requested the Clerk to contact CE to try and get a response from CE Officers on correspondence submitted by the Town Council regarding the former Vernon Infants School site.

RESOLVED: That the minutes of the meeting of the Planning and Environment committee meeting held on 9th May 2016 are approved (NC)

005 Neighbourhood Plan Update

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

From the recent steering group meeting good progress was made. Policy development work has

commenced in earnest. Mr John Knight has reviewed policies and there is now a template to work with (similar to that of Brereton) including a separate appendix for the supporting evidence. It was agreed that there is translation of objectives and expert studies into planning policy.

An area requiring further evidence is movement around the Town. Mr Knight has compiled the following proposal to request permission from the Town Council to apply for a grant to fund a movement study. As there is a development of over 500 units in Woodford and a proposed 500 units in Poynton Mr Knight anticipates that a grant could be obtained from Locality to fund the movement study. Two quotes will be required.

The application request must be submitted by the Town Council and Mr Knight could assist the Clerk.

A draft Neighbourhood Plan proposal is expected to be completed by the end of August 2016. It is requested that a meeting is held week commencing 5th September 2016 to ratify the Neighbourhood Plan in time for the Planning Inspector.

RESOLVED: That two quotes are sought for a grant to fund a movement study. That delegated powers are given to the Chair, Cllrs Podmore and Gorst to approve (NC)

RESOLVED: That the Town Council meeting schedule is amended to ensure an extraordinary Planning and Environment Committee meeting date w/c 5th September to ratify the Neighbourhood Plan. The Neighbourhood Plan will then be recommended at a full Town Council meeting in time for the Planning Inspector (NC)

RESOLVED: That the verbal report from Cllr Podmore is received (NC)

006 Cheshire East Local Plan Strategy Update

It was proposed that the Town Council write to Mr Adrian Fisher, in response to the letter from the Town Council, copying Planning Inspector Mr Stephen Pratt and noting that as of today there are 931 responses to the Local Plan on the website, the vast majority of which oppose any development in the green belt. The Town Council request confirmation from Mr Fisher that this information will be passed onto the Planning Inspector in its entirety and request information on who will be producing and approving the consultation report, (will it be approved by CE Officers or Councillors). Also to request when this will be approved and requesting a draft copy to be sent to the Town and Parish Councils so that the Town Council can check and review the Poynton section of the report before it goes to the Inspector. It was noted that there have been serious errors in some CE documentation relating to Poynton in the past.

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

It was proposed that the Town Council write to Mr Adrian Fisher noting the disappointment of the Town Council that CE do not have full information on traffic flows and the Town Council cannot understand how a decision can be made to allow a major development of the road without existing traffic flow information. This correspondence is to be copied to Mr Pratt, the Planning Inspector.

RESOLVED: That the correspondence from CE Highways is received. That the proposal as stated is approved (NC)

007 Action taken under Standing Order 51 regarding 16/2097M

RESOLVED: That action taken under Standing Order 51 regarding 16/2097M, 21-31 Queensway Poynton, is received (NC)

008 Cheshire East Borough Residential Design guide consultation

RESOLVED: That the Cheshire East Borough Residential Design guide consultation is received (NC)

009 Poynton Relief Road

RESOLVED: That Mr Skeet from CE and his colleague are invited to attend the full Town Council meeting on 13th June 2016 to speak on the Relief Road (NC)

010 Planning and Environment Committee remit

RESOLVED: That the Planning and Environment committee remit is approved (NC)

011 Applications Received to Date

011- 1	16/2324M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr & Mrs Middleton	Date Received :-	16/05/2016
	Location :-	285 Coppice Road Coppice Road Poynton SK12 1SP	Date Returned :-	06/06/2016
	Proposal :	Single storey side and rear extension, front porch and canopy roof		
	Observations :	Recommend no objection		
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011- 2	16/2374M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs J Gray	Date Received :-	19/05/2016
	Location :-	59 Brookfield Avenue Brookfield Avenue Poynton SK12 1JE	Date Returned :-	06/06/2016
	Proposal :	Proposed single storey rear extension		
	Observations :	Recommend no objection		
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011- 3	16/2405M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	c/o Agent	Date Received :-	18/05/2016
	Location :-	35 Lostock Hall Road Lostock Hall Road Poynton SK12 1DP	Date Returned :-	06/06/2016
	Proposal :	Demolition of existing bungalow and build 3 new detached dwellings Resubmission of 16/0557M		
	Observations :	Recommend refusal on the grounds of RO3RD - cramped development, RO5RD - inadequate road facilities as it is an unadopted road, and that the site borders on to the Green Belt		
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011- 4	16/2438M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Gill Critchley	Date Received :-	31/05/2016
	Location :-	282 Park Lane Park Lane Poynton SK12 1RQ	Date Returned :-	06/06/2016
	Proposal :	Proposed rear extension		
	Observations :	Recommend no objection but draw attention of CE officers to the existence of the stream near the property		
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011- 5	16/2549M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr R Denning	Date Received :-	31/05/2016
	Location :-	8 Meadway Meadway Poynton SK12 1DZ	Date Returned :-	06/06/2016
	Proposal :	Proposed two storey side extension		

Observations : Recommend no objection

011- 6 16/2588M Plot Ref :- Type :- FULL

 Applicant Name :- Ms Ruth Molloy Date Received :- 27/05/2016

 Location :- 1 Hepley Road Date Returned :- 06/06/2016

 Hepley Road

 Poynton

 SK12 1RX

 Proposal : Proposed two storey side extension to dwelling and porch

 Observations : Recommend no objection

011- 7 16/2597M Plot Ref :- Type :- FULL

 Applicant Name :- Mr Anthony Shore Date Received :- 27/05/2016

 Location :- 138 Dickens Lane Date Returned :- 06/06/2016

 Dickens Lane

 Poynton

 SK12 1NU

 Proposal : Two storey side extension

 Observations : Recommend no objection

011- 8 16/2685M Plot Ref :- Type :- FULL

 Applicant Name :- Mr Scott Johnston Date Received :- 02/06/2016

 Location :- 26B Lostock Hall Road Date Returned :- 06/06/2016

 Lostock Hall Road

 Poynton

 SK12 1DP

 Proposal : Proposed single storey flat roof living room extension

 Single storey pitched roof extension to side incorporating existing boundary wall

 Conversion of existing double garage into living space with alterations to front elevation and entrance hall area

 Observations : Recommend refusal on the grounds of not being in keeping with the properties in the vicinity of the site and RO3RD - cramped development

011- 9 16/2718M Plot Ref :- Type :- FULL

 Applicant Name :- Mr Ian Farrell Date Received :- 06/06/2016

 Location :- 30 Shrigley Road North Date Returned :- 06/06/2016

 Shrigley road North

 Poynton

 SK12 1TE

 Proposal : Two storey Rear Extension

 Observations : Recommend no objection

011- 10 16/2721M Plot Ref :- Type :- FULL

 Applicant Name :- Mr Stuart Shacklock Date Received :- 03/06/2016

 Location :- 42 Glastonbury Drive Date Returned :- 06/06/2016

 Glastonbury Drive

 Poynton

 SK12 1EN

Proposal : Replace existing (rear) UPVC conservatory with new single storey garden room extension to rear.

Observations : Recommend no objection providing that CE officers do not think the increased length of the extension will mean increased use of the site

The Meeting closed at : 9.20pm

Signed : _____ Chairman Date: _____

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