

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Planning and Environment Committee held at 7pm on Monday 3rd December 2012 at the Civic Hall, Poynton

Committee Members Present :- Councillor L.A. Clarke (C)
Councillor C. A. Gorst
Councillor S. Horsman
Councillor Mrs J Sewart
Councillor G King
Councillor R.E.West

Also in Attendance :- Cllr P Hoyland (SO53)

55 Apologies for Absence

Apologies were received from Cllrs G Bartos and M Beanland

56 Requests for Dispensation (Section 33, Localism Act 2011)

None received, but Cllr R E West declared a general interest as Chairman of the Cheshire East Northern Planning Committee, and also withdrew from consideration of application 12/3859M, given that this is a Peaks and Plains Housing Trust property, and that Cllr West is a Board Member of the Trust (already declared as a Disclosable Pecuniary Interest).

57 To Approve Minutes of Meeting held on 5th November 2012

RESOLVED: That the minutes of the meeting held on 5th November 2012 be approved as an accurate record and signed by the Chairman (NC)

58 Applications Received to Date

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|-------|-------------------|--|------------------|------------|
| 58- 1 | 12/2778M | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- | Nicholson Mr A | Date Received :- | 29/11/2012 |
| | Location :- | Poynton Sports Club London Road North Poynton SK12 1AG | Date Returned :- | 04/12/2012 |
| | Proposal : | Extension to floodlights at tennis courts | | |
| | Observations : | RECOMMENDED: That there be no objection to this application, provided the new floodlighting is to an approved design, keeping light pollution and breakout to a minimum, and with a timer installed to ensure the floodlights are switched off no later than 10pm (4 - 3 against - Chairman used his casting vote) | | |

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|-------|-------------------|--|------------------|------------|
| 58- 2 | 12/3859M | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- | Ludlow Mr D | Date Received :- | 17/11/2012 |
| | Location :- | 253 Coppice Road Coppice Road Poynton SK12 6QJ | Date Returned :- | 04/12/2012 |
| | Proposal : | Driveway | | |
| | Observations : | RECOMMENDED: That there be no objection to this application, provided that the Highways Officer is content with the positioning of the proposed driveway in relation to the highway (NC) | | |

58- 3 12/4156M Plot Ref :- Type :- FULL
Applicant Name :- Burgess Mr and Mrs Date Received :- 13/11/2012
Location :- 60 Shrigley Road Date Returned :- 04/12/2012
Shrigley Road
Poynton
SK12 1TF
Proposal : Rear dormer loft conversion (resubmission of 12/3034M)
Observations : Recommend refusal, on the grounds of RO3RD - cramped development: the proposal would by reason of scale, form and design result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the immediate vicinity of the site, and RO6RD - extension unneighbourly: the proposed extension, by virtue of its size, design and position relative to the adjoining property, would be unduly dominant when viewed from there (NC)

58- 4 12/4196M Plot Ref :- Type :- FULL
Applicant Name :- Carley Mr E Date Received :- 14/11/2012
Location :- 44 Chester Road Date Returned :- 04/12/2012
Chester Road
Poynton
SK12 1HA
Proposal : Demolition of an existing house and the erection of two semi-detached houses
Observations : A number of residents were present at the meeting who objected to this application, and a spokesperson, Victoria Anderson of 29 Chester Road, read from a prepared statement detailing their objections. Members recommended that the Ward Councillors 'call in' this application for consideration by Northern Planning.

Recommend refusal, on the grounds of RO2RD - loss of privacy by reason of overlooking, RO3RD - cramped development, RO5RD - inadequate space with regard both to adjoining houses and between the proposed houses, RO7RD - development unneighbourly, being unduly dominant when viewed from adjoining property, RO3TR - the proposed development by virtue of its size and siting would result in the direct loss of existing trees which are of amenity value to the area as a whole, RO6HW - parking provision detrimental to highway safety. Members also asked that United Utilities' conditions with regard to drainage and sewerage, as set out in their letter of 23rd November 2012, be taken fully into account (5 - 1abs)

58- 5 12/4257M Plot Ref :- Type :- FULL
Applicant Name :- Dawson Mr M Date Received :- 17/11/2012
Location :- 284 Park Lane Date Returned :- 04/12/2012
Park Lane
Poynton
SK12 1RQ
Proposal : Alterations to form first floor flat, including loft conversion and internal alterations
Observations : Recommend no objection, provided that Highways Officers are satisfied that there is sufficient parking on site, in the light of difficulties concerning on-street parking in that area (NC)

58- 6 12/4290M Plot Ref :- Type :- ADV
Applicant Name :- J D Wetherspoons Date Received :- 15/11/2012
Location :- The Kingfisher Date Returned :- 04/12/2012
London Road South
Poynton
SK12 1NJ
Proposal : Two individual letter signs and two totem signs all internally illuminated
Observations : RECOMMENDED: That there be no objection to this application (NC)

58- 7 12/4408M Plot Ref :- Type :- FULL
Applicant Name :- Watterson Mr P Date Received :- 26/11/2012
Location :- 16 Vicarage Lane Date Returned :- 04/12/2012
Vicarage Lane
Poynton
SK12 1BG
Proposal : Proposed side and rear extension
Observations : RECOMMENDED: That there be no objection to this application (NC)

58- 8 12/4476M Plot Ref :- Type :- FULL
Applicant Name :- Fox Mr M Date Received :- 30/11/2012
Location :- 56 Park Lane Date Returned :- 04/12/2012
Park Lane
Poynton
SK12 1RE
Proposal : Single storey rear extension to provide additional showroom and consulting room space
Observations : RECOMMENDED: That there be no objection to this application (NC)

58- 9 12/4478M Plot Ref :- Type :- FULL
Applicant Name :- E C Harris Ltd Date Received :- 28/11/2012
Location :- Post Office Date Returned :- 04/12/2012
Chester Road
Poynton
SK12 1QT
Proposal : Installation of a new Bank of Ireland ATM
Observations : RECOMMENDED: That there be no objection to this application, provided that this does not exacerbate existing parking issues in the vicinity, including difficulties encountered by mobility scooter users (5 - 1 against)

58- 10 12/4496M Plot Ref :- Type :- FULL
Applicant Name :- Peachey Mr and Mrs J Date Received :- 01/12/2012
Location :- 22 Siddington Road Date Returned :- 04/12/2012
Siddington Road
Poynton
SK12 1SX
Proposal : Proposed two storey side extension and front canopy roof

Observations : RECOMMENDED: That there be no objection to this application (NC)

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|--------|-------------------|--|------------------|------------|
| 58- 11 | 12/4497M | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- | Brindle Mr G | Date Received :- | 30/11/2012 |
| | Location :- | 6 Fir Close Fir Close Poynton SK12 1PD | Date Returned :- | 04/12/2012 |
| | Proposal : | Single storey rear extension | | |
| | Observations : | RECOMMENDED: That there be no objection to this application (NC) | | |

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|--------|-------------------|--|------------------|------------|
| 58- 12 | 12/4540M | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- | Nichol Mr and Mrs M | Date Received :- | 28/11/2012 |
| | Location :- | 53 Yew Tree Lane Yew Tree Lane Poynton SK12 1PT | Date Returned :- | 04/12/2012 |
| | Proposal : | Proposed single storey extension and garage conversion to front of existing two storey detached property | | |
| | Observations : | RECOMMENDED: That there be no objection to this application (NC) | | |

59 Local Bus Services: Planning Policy Implications

The Chairman read out a letter dated 20th November 2012 received from Victoria Soames, Cheshire East Senior Planning Officer in response to a report on the above subject compiled by the Chairman and sent to Cheshire East via e-mail on 15th November 2012.

RESOLVED: That the correspondence be received, and that Councillors may decide to return to the issue when the shape of future bus services in Poynton is better known (NC)

60 Vernon Primary School: Flooding Issues

The Clerk had been instructed to contact Cheshire East to ask specifically how many of the seven recommendations contained in a consultant's report on drainage had actually been implemented to date. No response has been received.

RESOLVED: That the Clerk continues to progress this issue (NC)

61 Technical Review of Planning Appeal Procedures

RESOLVED: That individual members respond to the consultation on the above Review should they choose to do so (NC)

62 Cheshire East Local Plan

Cllr Clarke had prepared a detailed note concerning Cheshire East Officers' report to the Cheshire East Strategic Planning Board meeting on Thursday 6th December 2012. That meeting will consider a single agenda item - "The Cheshire East Local Plan - Draft Development Strategy and Policy Principles". Concern was expressed that the meeting would consider Poynton's Draft Town Strategy in spite of that not having been approved and signed off by the Town Council.

After some debate it was agreed that the Clerk write to Adrian Fisher, Strategic Planning and Housing Officer at Cheshire East, copied to our four CE Ward Councillors, on the following lines:

"While the Town Council understood the wider context and imperative of having a Local Plan in place, members wanted to emphasise that the Draft Town Strategy for Poynton has yet to be signed off by the Town Council. This is in contrast to some of the other Town Strategies referred to in the report, which have been finally approved and signed off by the relevant Town Councils. We are concerned that adoption of the Development Strategy on Thursday could be regarded as the Draft Poynton Town Strategy having been approved by Cheshire East, without the Town Council having had any opportunity to review public feedback, and debate and approve the final version. In that context Members wanted to

draw your attention to the risk of any unintended consequences that approval of a global policy on Thursday could have for the seven potential sites for development identified in the Draft Town Strategy for Poynton".

RESOLVED: That Cllr Clarke's note be received, and that the Clerk take the action outlined above (NC)

The Meeting closed at : 8.20pm

Signed :

Chairman

Date:

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