

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Planning and Environment Committee held at 8pm on Monday 7th October 2013 at the Civic Hall, Poynton

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

Also in Attendance :- Cllrs Hoyland and Murray attended under SO 56

53 Apologies for Absence

Cllr B Lewis was absent.

54 Declarations of Disclosable Pecuniary or Other Interests

None declared

55 To Approve Minutes of Meeting held on 17th September 2013

RESOLVED: That the minutes of the meeting held on 17th September 2013 be approved as an accurate record, and signed by the Chairman (3-5abs)

56 Applications Received to Date

| | | | | |
|-------|-------------------|---|------------------|------------|
| 56- 1 | 13/3703M | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- | Cheshire Police | Date Received :- | 25/09/2013 |
| | Location :- | Police Station London Road North Poynton SK12 1AF | Date Returned :- | 08/10/2013 |
| | Proposal : | Demolition of two existing buildings and construction of three, three-bedroomed dwellings. Existing access and egress to remain in place. Outline Planning. | | |
| | Observations : | RECOMMENDED: That there be no objection to this application (NC) | | |

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|-------|-------------------|--|------------------|------------|
| 56- 2 | 13/3779M | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- | McDonald Mr B | Date Received :- | 18/09/2013 |
| | Location :- | Rabbit Burrow Farm Towers Road Poynton SK12 1UB | Date Returned :- | 08/10/2013 |
| | Proposal : | Two storey extension to south elevation | | |
| | Observations : | RECOMMENDED: That there be no objection to this application, provided that Cheshire East's policy of property extensions in the Green Belt not exceeding 30% of the existing footprint is met (7-1abs) | | |

56- 3 13/3822M Plot Ref :- Type :- FULL
Applicant Name :- Headley Miss C Date Received :- 19/09/2013
Location :- 7 Hockley Road Date Returned :- 08/10/2013
Hockley Road
Poynton
SK12 1RN
Proposal : Proposed two storey extension
Observations : RECOMMENDED: That there be no objection to this application (NC)

56- 4 13/3886M Plot Ref :- Type :- FULL
Applicant Name :- Bennett Mr D Date Received :- 04/10/2013
Location :- 30 Angelsey Drive Date Returned :- 08/10/2013
Angelsey Drive
Poynton
SK12 1BU
Proposal : First floor extension over existing garage, single-storey porch extension, two-storey extension to front right for new garage and first floor rear gables to replace dormers (Re-submission of application 13/0014M)
Observations : RECOMMENDED: That there be no objection to this application, provided that officers are satisfied that the proposed first floor balcony/terrace causes no loss of privacy to neighbouring properties (NC)

56- 5 13/3933M Plot Ref :- Type :- FULL
Applicant Name :- Williams Mr R Date Received :- 07/10/2013
Location :- 19 Tapley Avenue Date Returned :- 08/10/2013
Tapley Avenue
Poynton
SK12 1XX
Proposal : Extension to contain new family room and living space
Observations : RECOMMENDED: That there be no objection to this application (NC)

56- 6 13/4024M Plot Ref :- Type :- FULL
Applicant Name :- Clarke Mr P Date Received :- 30/09/2013
Location :- Twitten Bend Date Returned :- 08/10/2013
South Park Drive
Poynton
SK12 1BN
Proposal : Extension to single storey kitchen area
Observations : RECOMMENDED: That there be no objection to this application (7-1abs)

56- 7 13/4148M Plot Ref :- Type :- FULL
Applicant Name :- Leach Mrs J Date Received :- 07/10/2013
Location :- 22 Holly Road Date Returned :- 08/10/2013
Holly Road
Poynton
SK12 1PA

Proposal : New side extension with single storey hipped roof, new front extension, replacement of existing flat roof garage with traditional brick garage and pitched tiled roof with sufficient space to park 2 vehicles one behind the other; within the site curtilage

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

57 Cheshire East Local Plan

Cllr Clarke spoke to his written brief on this issue. Cllr Murray said we had not been made aware in advance of the 10 hectares of "safeguarded land" identified in Poynton, with the media being informed ahead of CE Councillors. Cllr Murray had been told by certain CE Councillors not to complain, since we would get no sympathy. It was also noted that there were only a few Councillors from the north of the Borough on CE's Strategic Planning Board. The issue was voted on at a Board meeting, and it had been passed by 11 votes to 1. It was agreed by members that the Town Council may need to move quickly to stop this.

Cllr Joan Sewart said that there were flaws in CE's thinking, and she supported the recommendations in Cllr Clarke's brief. Cllr Clarke also wanted to thank Poynton's CE Councillors for speaking against this development. Cllr West reminded members that the CE Leader and Deputy Leader were due to attend a Town Council meeting in November - the issue could be raised then, while Cllr Murray said there may be a need to mobilise our residents.

Cllr Clarke emphasised that at this stage we were only seeking advice as to whether a judicial review would be feasible, and Cllr Mrs Thornton-Maddocks said a barrister would be able to assess our chance of success.

RESOLVED: That the report is received; that Mr John Knight is thanked for his assistance in providing comprehensive written comment on "safeguarded land" in Cheshire East; that authority is approved to obtain Counsel's opinion on whether an action for judicial review is likely to succeed; and that, in view of the need for rapid decision making, to refer future consideration of possible legal action to the Management and Establishment Committee (NC)

58 Funding of A6 to Manchester Airport Relief Road

Copies of an MEN article concerning this road had been circulated in advance to members. This concludes with a quote from the CE Leader, Cllr Michael Jones, who said "The announcement (of government funding for the A6 to Manchester Airport Relief Road) is good news for the North West. It's a key step towards being able to deliver the Poynton Relief Road, which will relieve congestion in Poynton and provide improved connectivity to the strategic highway for the northern Macclesfield business area".

Cllr West commented that Cheshire East had bought into the Poynton Relief Road, and consider it strategic.

RESOLVED: That the article is received, and that Cllr Michael Jones is thanked for his support (NC)

59 Premises Licence: The Acoustic Lounge

The Town Council had submitted some reservations about the this licence application, to which CE Licensing Section had responded. Cllr Mrs Sewart said that the licence should be granted, but that if the premises do not conform to it then the Town Council should lodge an official complaint. Cllr Murray said that whilst he was happy to support a new enterprise within the village, he understood people's concerns regarding a licensed premises and noise/ASB. He added that the new licensing regime is designed to protect us from any excesses and/or bad management as a licence can now be reviewed at any time. He then outlined the process whereby this could happen.

RESOLVED: That the CE response be received (NC)

60 Planning and Environment Committee Workload

Members noted a matrix detailing the main workload streams of this Committee, which the Clerk acknowledged was not exhaustive.

RESOLVED: That the matrix be received (NC)

The Meeting closed at : 8.40pm

Signed :

Chairman

Date:

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