

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Planning and Environment Committee held at 8pm on Monday 11th February 2013 at the Civic Hall, Poynton

Committee Members Present :- Councillor M Beanland
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 :- Cllrs I Hollingworth, Mrs I Thornton and H Murray all attended under SO53

73 Apologies for Absence

Apologies were received from Cllrs Gabor Bartos (sick) and Mike Sewart (overseas on business)

74 Declarations of Interest/Requests for Dispensation

Cllr R E West declared a non-pecuniary interest in Application 13/0148M, The Grange, South Park Drive, on the basis that he chairs the Northern Planning Committee, and that this Application has been "called in", to be heard on 6th March 2013. Cllr West abstained on the vote.

Cllr L A Clarke declared a pecuniary interest in Application 13/0209M on the basis that he has an interest in an adjacent property. Cllr Clarke left the Chamber when this Application was considered.

Cllr H Murray declared a non-pecuniary interest in Application 13/0232M on the basis that the applicant, Rev A Allan, is a friend. Cllr Murray did not participate in consideration of this Application.

75 To Approve Minutes of Meeting held on 14th January 2013

RESOLVED: That the minutes of the meeting held on 14th January 2013 be approved as an accurate record, and signed by the Chairman (NC)

76 Applications Received to Date

76- 1	13/0148M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Kennedy Mr M	Date Received :-	25/01/2013
	Location :-	The Grange South Park Drive Poynton SK12 1BS	Date Returned :-	12/02/2013
	Proposal :	Proposed development comprises 8 no. family dwellings, to replace a large family house and associated outhouses		
	Observations :	Around 25 local residents attended the meeting to object to this application. Three of them read from prepared statements, detailing their concerns. The Chairman checked that there was no-one present wishing to speak in favour of the application.		
		Recommend refusal. Breach of Policy H12 of the Macclesfield Borough Local Plan (low density housing areas). MBC Standard Conditions and Reasons for Refusal - RO1LP - Contrary to provisions in the Macclesfield Borough Local Plan; RO1TR and RO2TR - Loss of protected trees and threat to protected trees respectively; RO1NC - Threat to the habitat of protected species, namely badgers, bats, newts and herons. RO2RD - Loss of privacy, on the basis of overlooking - the area for development is several feet higher than the surrounding properties; RO3RD - Cramped development; RO7RD - Development unneighbourly. Members also were also concerned about the overall impact this development would have on the character of the area, and its affect on the lake, a historic feature connected to a larger body of water, Poynton Pool, and the potential noise and other forms of pollution. In addition, Cheshire East are requested to ask their Archeology Service to assess the impact		

this development would have on the lake, an artificial feature more than 200 years old, which once formed part of the garden of Poynton Towers. (6 - 1abs)

76- 2	13/0149M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Oliver Mr S	Date Received :-	24/01/2013
	Location :-	Beech Field Towers Road Poynton SK12 1DF	Date Returned :-	12/02/2013
	Proposal :	Link main house to outbuildings and convert outbuildings into leisure suite		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

76- 3	13/0189M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Hardy Mr J	Date Received :-	28/01/2013
	Location :-	36 Carleton Road Carleton Road Poynton SK12 1TL	Date Returned :-	12/02/2013
	Proposal :	Single storey rear extension		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

76- 4	13/0209M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Howard Mr F	Date Received :-	24/01/2013
	Location :-	354 Park Lane Park Lane Poynton SK12 1RL	Date Returned :-	12/02/2013
	Proposal :	Extension to time limit on planning permission 10/1172M - Change of use from office back to domestic dwelling house, external alterations to front and rear elevations, extending existing external store to form garage, works to change rear car park back to garden area.		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

76- 5	13/0232M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Allan, Rev A	Date Received :-	28/01/2013
	Location :-	Land adj to 311 Park Lane Park Lane Poynton SK12 1RJ	Date Returned :-	12/02/2013
	Proposal :	Proposed new dwelling on land adjacent to Flats 1 and 2, 311 Park Lane		
	Observations :	Recommend refusal. MBC Standard Conditions and Reasons for Refusal - RO3RD - Cramped development, with a specific concern about the roof height (6 - 1 against)		

76- 6 13/0233M Plot Ref :- Type :- FULL
Applicant Name :- Picksley Mr D Date Received :- 28/01/2013
Location :- 11 Balmoral Drive Date Returned :- 12/02/2013
Balmoral Drive
Poynton
SK12 1JN
Proposal : Conversion and extension of single storey garage to form a den, utility room and ground floor store, with a first floor bedroom and ensuite
Observations : RECOMMENDED: That there be no objection to this application (NC)

76- 7 13/0256M Plot Ref :- Type :- FULL
Applicant Name :- Clegg Mr D Date Received :- 02/02/2013
Location :- 49 Shrigley Road Date Returned :- 12/02/2013
Shrigley Road
Poynton
SK12 1TF
Proposal : Ground floor rear extension, extension to roof from hip to gable and new detached garage (demolish existing base)
Observations : RECOMMENDED: That there be no objection to this application, provided officers are satisfied that this development would not have a detrimental affect on neighbouring properties (NC)

76- 8 13/0372M Plot Ref :- Type :- FULL
Applicant Name :- Wrigley Mr and Mrs D Date Received :- 01/02/2013
Location :- 17 Chester Road Date Returned :- 12/02/2013
Chester Road
Poynton
SK12 1EU
Proposal : Single storey dining room extension and replacement roof over family room and store
Observations : RECOMMENDED: That there be no objection to this application, provided officers are satisfied that this development would not be overbearing or unneighbourly (NC)

76- 9 13/0375M Plot Ref :- Type :- FULL
Applicant Name :- Richards Mr C Date Received :- 01/02/2013
Location :- 61 Brookfield Avenue Date Returned :- 12/02/2013
Brookfield Avenue
Poynton
SK12 1JE
Proposal : Proposed single storey rear and side extension, garage extension and new entrance canopy
Observations : RECOMMENDED: That there be no objection to this application (NC)

Proposal : Proposed single storey rear and side extension, garage extension and new entrance canopy
Observations : RECOMMENDED: That there be no objection to this application (NC)

77 Cheshire East Draft Development Strategy Consultation

RESOLVED: That the Town Council's response be noted (NC)

78 Cheshire East Strategic Housing Land Availability Assessment

Cllr Clarke circulated to Members a narrative and linked map of various sites around Poynton that had featured in consideration of the SHLAA at Cheshire East's Strategic Planning Board's meeting on Friday 8th February 2013.

RESOLVED: That the written report and verbal update be received, with thanks to everyone involved in ensuring that Cheshire East were made aware of the Town Council's concerns about the SHLAA (NC)

79 Action taken under SO48 concerning Cheshire East's SPB

RESOLVED: That the action taken under SO 48 concerning Town Council representation at the Strategic Planning Board's meeting of 8th February 2013, which considered the Strategic Housing Land Availability Assessment (SHLAA), be noted (NC)

80 Action taken under SO48 - Application 13/0200M

RESOLVED: That action taken under SO48 by Cllrs Bartos, Gorst and Beanland on Application 13/0200M, building to the rear of 36 Park Lane, be noted (NC)

The Meeting closed at : 9.05pm

Signed : _____ Chairman Date: _____

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