

# Poynton - with - Worth Town Council

## Planning & Environment

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

Committee Members Present :- Councillor L.A. Clarke (C)  
Councillor C. A. Gorst  
Councillor S. Horsman  
Councillor B Lewis  
Councillor R.E.West (VC)

Also in Attendance :- Cllr M Beanland substituted for Cllr G Bartos, and Cllr Mrs J Saunders substituted for Cllr

### **01 Apologies for Absence**

Apologies were received from Cllrs Gabor Bartos, Mrs Joan Sewart, Geoff King, Mrs Isabel Thornton-Maddocks and Roger West.

Cllr Bryan Lewis was absent

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

Cllr Clarke declared a personal interest in application 13/4493M, 172 Dickens Lane, inasmuch as he has had business dealings with the applicant.

All members declared a personal interest in the discussion of Elm Beds Road issues, inasmuch as Mr Chris Beard, who was present, is a former Town Councillor.

### **03 To Approve Minutes of Meeting held on 7th October 2013**

RESOLVED: That the minutes of the meeting held on 7th October 2013, as amended, be approved as an accurate record, and signed by the Chairman (NC)

### **04**

---

04- 1	13/4355M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	SMBC	Date Received :-	08/11/2013
	Location :-	A6-M'chester A/P Relief Road	Date Returned :-	12/11/2013
	Proposal :	Development for portion of Relief Road proposed within Cheshire East		
	Observations :	RESOLVED: That consideration of this application be deferred, and taken instead at an Extraordinary Meeting of the Planning and Environment Committee at 8pm on Tuesday 19th November (NC)		

---

04- 2	13/4470M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Chignell Mr	Date Received :-	05/11/2013
	Location :-	114 Chester Road Chester Road Poynton SK12 1HG	Date Returned :-	12/11/2013
	Proposal :	First floor conservatory over balcony		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

---

04- 3 13/4472M Plot Ref :- Type :- FULL  
Applicant Name :- Brownsell Mr K Date Received :- 01/11/2013  
Location :- 37 Chester Road Date Returned :- 12/11/2013  
Chester Road  
Poynton  
SK12 1HA  
Proposal : Demolition of existing lean to garage, two storey extension with hipped roof  
Observations : RECOMMENDED: That there be no objection to this application (NC)

---

04- 4 13/4493M Plot Ref :- Type :- FULL  
Applicant Name :- Derham Mr N Date Received :- 04/11/2013  
Location :- 172 Dickens Lane Date Returned :- 12/11/2013  
Dickens Lane  
Poynton  
SK12 1NU  
Proposal : Proposed first floor extension above existing garage and rear single storey element of dwelling and new single storey rear extension to existing dwelling  
Observations : RECOMMENDED: That there be no objection to this application (NC)  
  
Cllr Clarke withdrew from the Chamber for this application, having declared a personal interest. An alternative Chairman was appointed.

---

04- 5 13/4508M Plot Ref :- Type :- FULL  
Applicant Name :- Leech Mr M Date Received :- 04/11/2013  
Location :- I Easby Close Date Returned :- 12/11/2013  
Easby Close  
Poynton  
SK12 1YG  
Proposal : Front two storey extension (rear extension under PD)  
Observations : RECOMMENDED: That there be no objection to this application (NC)

---

04- 6 13/4539M Plot Ref :- Type :- FULL  
Applicant Name :- Edwards Mr and Mrs D Date Received :- 04/11/2013  
Location :- 26 Carleton Road Date Returned :- 12/11/2013  
Carleton Road  
Poynton  
SK12 1TL  
Proposal : Proposed loft conversion and roof extension to provide additional accommodation  
Observations : RECOMMENDED: That there be no objection to this application (NC)

---

04- 7 13/4554M Plot Ref :- Type :- FULL  
Applicant Name :- Mackinnon Mr R Date Received :- 04/11/2013  
Location :- Summerdale Date Returned :- 12/11/2013  
The Coppice  
Poynton  
SK12 1SR

Proposal : Retention of solar panels (retrospective)

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

---

04- 8	13/4593M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Owen Mr B	Date Received :-	08/11/2013
	Location :-	Clumber House Rest Home 81 Dickens Lane Poynton SK12 1NT	Date Returned :-	12/11/2013
	Proposal :	Retrospective application to create a metalled front car park and entrance gates		
	Observations :	RECOMMENDED: That there be no objection to this application, provided the CE Trees Officer was satisfied about the possible impact on the trees to the front of Clumber House, which are a prominent local feature (NC)		

---

**05 Elm Beds Caravan Park**

Mr and Mrs Beard of 7 Elm Beds Road were present, and Mrs Beard was invited to outline her many concerns about the caravan park. These included such issues as the lack of planning enforcement with regard to the illegal cabin on the site, the status of Elm Beds Road, the issue of a new site licence, alleged bias of Cheshire East officers towards the caravan dwellers, and concerns raised by British Waterways about the canal embankment. After some considerable debate, and the tabling of a raft of correspondence and other documentation by Mrs Beard, members agreed that this had been going on for so long that an overview was required by Cheshire East of the whole issue.

RESOLVED: That members support a comprehensive overview by Cheshire East of the various long-running issues regarding the Elm Beds Caravan Park (NC)

**06 Suspension of green bin collections**

Members debated the Cheshire East decision to suspend green bin collections from 18th November 2013 to 14th March 2014. Cllr Clarke said that the collections had been suspended too soon, and were starting up again too late. The trees were still full of leaves, and there had been no consultation whatsoever. Cllr Gorst had some sympathy with Cheshire East as they were trying to save money.

RESOLVED: That the Clerk writes to the CE Portfolio Holder to complain about the total lack of consultation, and that the start of the suspension was too early (NC)

**07 2014/15 Provisional Planning Budget**

The Clerk spoke to his written brief.

RESOLVED: That consideration be given to putting an additional £10k into the Planning budget for 2014/15, £7k of which would be for the protection of the Green Belt and the funding of a possible Public Inquiry regarding "safeguarded land" and £3k towards a Neighbourhood Plan (NC)

**08 Action taken under SO 51**

RESOLVED: To note action taken under SO 51 with regard to five planning applications received, for consideration before the next scheduled Planning Committee meeting (NC)

**09 Cheshire East Local Plan**

Cllr West advised that the Town Council should not take an aggressive stance towards Cheshire East on the Local Plan. Cllr Mrs Saunders had noted the exchanges between David Rutley MP and the Planning Minister Nick Boles MP. Cllr Clarke did not trust Cheshire East on this, and that Poynton had been ill-used in the past. Minister Boles had given a very clear response to David Rutley MP, having stated that there was no requirement for "safeguarded land". Areas of "safeguarded land" had been identified for other towns in Cheshire East, but not the 10 hectares 'assigned' to Poynton.

Cllr Gorst said that this consultation of the Pre-Submission Core Strategy was the last step before the Core Strategy goes before the Secretary of State for independent examination in public. Cllr Mrs Saunders said that we needed to ask closed questions of Cllrs M Jones and D Brown when they attend Town Council on 25th November. Cllr Clarke said he had prepared a question for them on this issue.

RESOLVED: To receive Cllr Clarke's written report, as amended, and to approve the recommendations

therein (4 - 1 abs)

**10 Planning Delays: 13/3167M - Farmer's Arms**

RESOLVED: To receive the e-mail exchange between the Clerk and CE Planning (NC)

The Meeting closed at : 9.25pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

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