

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Additional Planning and Environment Committee held at 8pm on Monday 17th September 2013 at the Civic Hall, Poynton

Committee Members Present :- Councillor G. Bartos
Councillor L.A. Clarke (C)
Councillor S. Horsman

44 Apologies for Absence

Apologies were received from Cllrs G King, C Gorst, Mrs J Sewart, Mrs I Thornton-Maddocks and R E West.
Cllr B Lewis was absent.

45 Declarations of Disclosable Pecuniary or Other Interests

None declared

46 To Approve Minutes of Meeting held on 2nd September 2013

RESOLVED: That the minutes of the meeting of 2nd September 2013 be approved as an accurate record, and signed by the Chairman (2 - 1abs)

47 Applications Received to Date

47- 1	13/3536M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Carley Mr E	Date Received :-	06/09/2013
	Location :-	44 Chester Road Chester Road Poynton SK12 1HA	Date Returned :-	20/09/2013
	Proposal :	Demolition of an existing house and the erection of two pairs of semi-detached houses		
	Observations :	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 noted that parking provision of two spaces for each four-bedroomed house was inadequate, and would lead to parking on Chester Road and on Hilton Grove to the side of the development. They also asked that United Utilities' conditions with regard to drainage and sewerage, as previously set out in the UU letter of 23rd November 2012, is still taken into account.		
		In summary Members felt that this application had not changed materially from previous applications for this site, which had been rejected by Cheshire East and on appeal.		
		Four residents were present, from 31 and 46 Chester Road, all opposing the development. Mr Gerry Neale from 46 Chester Road read from a prepared statement, while Mr Geoffrey Hague from 31 Chester Road read a brief letter he had sent to CE Planning, dated 15th September 2013. Both are appended to this record.		

47- 2	13/3587M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Gommersall Mr B	Date Received :-	11/09/2013
	Location :-	39 Glastonbury Drive Glastonbury Drive Poynton SK12 1EN	Date Returned :-	20/09/2013
	Proposal :	Flat roof to pitched roof conversion		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

47- 3	13/3609M	Plot Ref :-	Type :-	ADV
	Applicant Name :-	Co-Op Pharmacy Group	Date Received :-	12/09/2013
	Location :-	4 Park Lane Park Lane Poynton SK12 1RE	Date Returned :-	20/09/2013
	Proposal :	Advertisement consent for 3 fascia signs, 1 projecting/hanging sign and 5 poster signs		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

47- 4	13/3670M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Bolton Mr M	Date Received :-	11/09/2013
	Location :-	St Maur Middlewood Road Poynton SK12 1TX	Date Returned :-	20/09/2013
	Proposal :	Two storey side extension and single storey rear extension		
	Observations :	RECOMMENDED: That there be no objection to this application, provided the 30% rule on development within the Green Belt was not breached (NC)		

48 Cheshire East Licensing Policy Consultation

Members considered a response received from CE Licensing to the Town Council's comments on the Licensing Policy consultation. This answered some queries put forward by the Town Council, and confirmed also that the Town Council's comments will be taken into account in the review.

RESOLVED: That the Cheshire East response be received (NC)

49 Woodford Neighbourhood Area and Forum

A draft report from the Corporate Director, Place Management and Regeneration at Stockport Metropolitan Borough Council (SMBC) was considered by members. This report detailed two options for the Woodford Neighbourhood Area - either that it would exclude the SEMMMS road scheme corridor and include the Woodford Aerodrome Opportunity Site or that it would exclude both.

RESOLVED: That the Clerk write to Richard Wood, SMBC's Planning Policy Manager conveying the Town Council's strong opinion that the Woodford Aerodrome Opportunity Site be included in the Woodford Neighbourhood Area (NC)

50 Scoping Opinion: Woodford Environmental Impact Assessment

An extract from Woodford Community Council's Newsletter of September 2013 was circulated in advance to members, together with a written report from Cllr Clarke providing his comments on a Scoping Opinion that needs to be provided by SMBC.

RESOLVED: That the recommendations in Cllr Clarke's report are approved, namely that his report be received, and that the Clerk responds to SMBC's consultation on the request for a scoping opinion,

raising the concerns expressed in Cllr Clarke's report, copying this response to Cheshire East's Planning Department and to David Rutley MP (NC)

51 Application for a Premises Licence

Details of a premises licence were circulated to members with regard to the premises at 94-98 Park Lane.

RESOLVED: That the Town Council had no objection to the licence application in principle, provided that there is adequate soundproofing, e.g. double doors, and that the car park to the rear of the premises is not designated as a drinking and/or smoking area (NC)

52 Poynton Neighbourhood Plan: Grant Support

A letter had been received from Locality, confirming grant support of £7,000 towards the preparation of a Poynton Neighbourhood Plan.

RESOLVED: That the letter be received (NC)

The Meeting closed at : 8.45pm

Signed : _____ Chairman Date: _____
On behalf of :- Poynton - with - Worth Town Council