

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the additional Planning and Environment Committee held at 7.30pm on Tuesday 28th May 2013 at the Civic Hall, Poynton

Committee Members Present :- Councillor G. Bartos
Councillor L.A. Clarke (C)
Councillor S. Horsman
Councillor G King
Councillor R.E.West (VC)

Also in Attendance :- Cllrs P Hoyland and Mrs J Saunders attended under SO 56

01 Apologies for Absence

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

02 Declarations of Disclosable Pecuniary or Other Interests

Cllr R E West declared a general interest as Chairman of the Northern Planning Committee.

03 To Approve Minutes of Meeting held on 29th April 2013

RESOLVED: That the minutes of the meeting held on 29th April 2013 be approved as an accurate record and signed by the Chairman (NC)

04 Applications Received to Date

04- 1	13/1366M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Burgess Mr and Mrs	Date Received :-	16/05/2013
	Location :-	60 Shrigley Road Shrigley Road Poynton SK12 1TF	Date Returned :-	29/05/2013
	Proposal :	Side dormer extension		
	Observations :	Recommend no objection, provided officers are satisfied that the privacy of any properties in the vicinity is not compromised (NC)		
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04- 2	13/1786M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Morris Mr D	Date Received :-	11/05/2013
	Location :-	1 Sandringham Drive Sandringham Drive Poynton SK12 1JQ	Date Returned :-	29/05/2013
	Proposal :	Single storey side and rear extension. Demolish and remove existing detached single storey garage. Remove existing chimney stack. Erect new boundary fence to side elevation.		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

04- 3 13/1795M Plot Ref :- Type :- FULL
Applicant Name :- Rogers Mr G Date Received :- 16/05/2013
Location :- 16 Queensway Date Returned :- 29/05/2013
Queensway
Poynton
SK12 1JG
Proposal : Side extension above garage with ground floor extension behind garage, first floor extension above existing rear extension.
Observations : Recommend refusal, on the basis of RO3RD (cramped development); RO5RD (inadequate space around buildings); and RO6RD (extension unneighbourly) - Macclesfield Standard Conditions and Reasons For Refusal 2007 (NC)

04- 4 13/1853M Plot Ref :- Type :- FULL
Applicant Name :- Fieldhouse Mr M Date Received :- 13/05/2013
Location :- 53 Brookfield Avenue Date Returned :- 29/05/2013
Brookfield Avenue
Poynton
SK12 1JE
Proposal : First floor extension over existing attached garage to side and two storey extension to rear
Observations : Recommend no objection, provided officers are satisfied that there is adequate space around the property, that the extension is not unneighbourly, and that there is no potential terracing effect. Members were critical of the plans submitted, which made it difficult to consider the effects of the extensions in relation to neighbouring properties (NC)

04- 5 13/1900M Plot Ref :- Type :- FULL
Applicant Name :- McAndrew Mrs S Date Received :- 17/05/2013
Location :- Bracken Lea Date Returned :- 29/05/2013
The Coppice
Poynton
SK12 1SR
Proposal : New dormer window to replace existing velux windows
Observations : RECOMMENDED: That there be no objection to this application (NC)

04- 6 13/2062M Plot Ref :- Type :- FULL
Applicant Name :- Hall Mr and Mrs B Date Received :- 28/05/2013
Location :- 131 Dickens Lane Date Returned :- 29/05/2013
Dickens Lane
Poynton
SK12 1NZ
Proposal : Rear extension to detached garage and conversion of garage
Observations : RECOMMENDED: That there be no objection to this application, but with Limited Permission AO8LP, to ensure the proposed use remains ancillary to the principle use on the site - Macclesfield Standard Conditions and Reasons For Refusal 2007 (NC)

The Chairman said that it was something of a disappointment that the draft Strategy had not been taken further, and signed off by the Town Council. Some Councils had started the process sooner, and had been able to sign them off.

Cllr Hoyland said that Cllr Jos Saunders' exchange of e-mails with Adrian Fisher at Cheshire East on this issue had struck the right balance. The reality is that we can complain all we like, but we would be lone voices, and seen as being unhelpful. Every single meeting of the Strategic Planning Board is busy, and Cheshire East do not have the resources to complete and issue our Town Strategy. We at least have some protection offered by the Green Belt. We have made the point, and Adrian Fisher's offer of a letter is a compromise - we should concede.

Cllr Saunders said it was not just a question of getting confirmation on the 200 houses - there were other issues too, but we have to be pragmatic, and we can hang our hats on the letter. By doing so we would be seen as being helpful towards colleagues at Cheshire East who are effectively under seige on the planning front.

Cllr West said he was delighted by members' response to this. The officers concerned are under pressure, and they have a tough job to do. There had been a big increase in planning applications, and the Northern Planning Committee was also considering plans from the Southern Planning Committee, to help out. Our approach will be seen as fair, pragmatic and reasonable.

Cllr Saunders said she had not yet received the letter from Adrian Fisher, and that it was not just for our benefit, but needed to be copied to the members of our Stakeholder Panel, who had invested a lot of time and effort in providing views and input.

Cllr Clarke said the letter would be needed in time for the next scheduled Planning meeting on 17th June 2013.

RESOLVED: That the correspondence is received, and that Cllr Saunders requests that the letter from Adrian Fisher be received in time for the next Planning meeting on 17th June 2013 (NC)

The Meeting closed at : 8.30PM

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