

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Extraordinary Meeting of the Planning and Environment Committee held at 7.30pm on Tuesday 22nd April 2014 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

Also in Attendance :- Cllrs I Hollingworth, Mrs J Saunders
and M C G Sewart all attended
under SO56

114 Apologies for Absence

Apologies were received from Cllr R E West

115 Declarations of Pecuniary or Other Interests

None declared

116 To Approve Minutes of Meeting held on 7th April 2014

RESOLVED: That the minutes of the meeting held on 7th April 2014 be approved as an accurate record, and signed by the Chairman (NC)

117 Applications Received to Date

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|--------|-------------------|--|------------------|------------|
| 117- 1 | 14/1204M | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- | Doherty Mrs K | Date Received :- | 11/04/2014 |
| | Location :- | 140 Dickens Lane Dickens Lane Poynton SK12 1NU | Date Returned :- | 23/04/2014 |
| | Proposal : | Two storey side extension and front porch | | |
| | Observations : | RECOMMENDED: That there be no objection to this application (NC) | | |

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|--------|-------------------|--|------------------|------------|
| 117- 2 | 14/1426M | Plot Ref :- | Type :- | FULL |
| | Applicant Name :- | Cleaver-Emons Mr & Mrs M and R | Date Received :- | 08/04/2014 |
| | Location :- | 24 Pickwick Road Pickwick Road Poynton SK12 1LD | Date Returned :- | 23/04/2014 |
| | Proposal : | Two storey side extension over existing integral garage. Removal of garage door and replacement with window. Change of use of present garage to form playroom and ensuite shower room. | | |
| | Observations : | RECOMMENDED: That there be no objection to this application (NC) | | |

117- 3 14/1655M Plot Ref :- Type :- FULL
Applicant Name :- Lawson Mr M Date Received :- 10/04/2014
Location :- 35 Beech Crescent Date Returned :- 23/04/2014
Beech Crescent
Poynton
SK12 1AW
Proposal : Demolition of existing garage along with proposed side and rear extensions
Observations : RECOMMENDED: That there be no objection to this application (NC)

117- 4 14/1713M Plot Ref :- Type :- FULL
Applicant Name :- Leach Mrs J Date Received :- 15/04/2014
Location :- Three Beeches Date Returned :- 23/04/2014
Towers Road
Poynton
SK12 1DD
Proposal : First floor hipped roof extension with balcony, and new porch.
Observations : Recommend refusal on the basis of RO2RD - Loss of privacy. The position of the proposed balcony as part of the development, in relation to adjoining residential property, would result in an unacceptable reduction in the level of privacy presently enjoyed by the occupiers of that adjoining property. (MBC Standard Conditions and Reasons for Refusal, 2007). (NC)

117- 5 14/1813M Plot Ref :- Type :- FULL
Applicant Name :- Barnes Mr R Date Received :- 15/04/2014
Location :- 72 Clifford Road Date Returned :- 23/04/2014
Clifford Road
Poynton
SK12 1JA
Proposal : Front porch extension.
Observations : RECOMMENDED: That there be no objection to this application (NC)

118 Cheshire East Local Plan: Submission Version

Cllr Clarke invited Mr John Knight to speak to his paper, which was a suggested representation from Poynton Town Council to the Cheshire East Local Plan: Submission Version. He said that the Local Plan will be used as an opportunity for those who have land ownings to allow development on their sites. This proposes development on a scale not seen before. Mr Knight said that Poynton had come out of the Local Plan process quite well. He thought there would be a substantial cumulative impact of release of Green Belt land for development, adding that the priority given to the use of brownfield sites should be strengthened.

Mr Knight continued that Cheshire East had reaffirmed all the Green Belt principles in the Local Plan, but had then gone on to mention safeguarded land, which is at odds with the Green Belt. Poynton is also treated differently from other towns inasmuch as the 5-10 hectares allocated to Poynton has not been identified. In Mr Knight's view Cheshire East had not produced any special circumstances to justify the inclusion of safeguarded land in the Local Plan.

Mr Knight was not aware of the views of other planning authorities. There was agreement between High Peak and Cheshire East that the latter can accommodate 500 houses for High Peak. It could be that Stockport, Trafford or Greater Manchester are also looking for development in Cheshire East. Mr Knight wondered why Cheshire East should be taking demand from High Peak, and asked whether Trafford or Greater Manchester could accept any Cheshire East demand? Cllr M Sewart said that High Peak was surrounded by empty space - why should they be looking to place development elsewhere? Cllr Gorst thought that Stockport or perhaps Thameside should take High Peak demand. Mr Knight said that Stockport's Core Strategy had been approved, but they had made no progress with Site

Allocations. Thameside was even further behind, since they had not yet submitted their Strategy to Government.

Cllr Clarke wondered why Cheshire East had been so generous to High Peak. This, and the issue of safeguarded land, had emerged very late in the process, with no proper opportunity to comment. In Cllr Clarke's view these are points that we should raise when commenting on the Local Plan. Mr Knight said that the High Peak issue had come into the public domain in late February 2014. Cllr Hoyland said that Cheshire East had needed to produce evidence of cooperation with neighbours.

Cllr Hoyland said that if the Town Council is minded to make any representation on the Local Plan then we need to be cautious in our delivery. Mr Knight emphasised that much of what we were putting forward was positive.

RESOLVED: That the Clerk forward the Town Council's representation to the Cheshire East Local Plan: Submission version, using the content of Mr Knight's paper as appropriate. and that Mr Knight be thanked for his valuable contribution to this issue (NC)

119 Site Allocations and the Neighbourhood Plan

Cllr Hoyland introduced this issue. He said that Adlington was ahead of Poynton in terms of a Neighbourhood Plan. Adlington had wanted to include everything within their parish boundary, but Cheshire East had excluded a large tract of land south of the Poynton and Adlington Industrial Estates. This had significant implications for both Adlington and Poynton. The excluded area was roughly 200 hectares, whereas both communities only needed to identify 3 hectares of employment land. Cllr Hoyland had told the CE planners that this was contrary to the principles of Neighbourhood Plans - such a large area would be strategic, and should have been included in the Local Plan. Moreover, if it was excluded from the Neighbourhood Plan local residents would have no say in it. Cllr Saunders did not understand why Cheshire East could not just put the excluded area back in, as she could not understand Cheshire East's motivation.

Cheshire East Cllrs had been told informally that Site Allocations would be conducted in partnership with local communities, and Cllr David Brown had advised Councils just to get on with it. Cllr Hoyland had spoken to CE planners about the excluded land, and he thought they had overreacted. He suggested that Poynton should consider where we wanted to see development take place, then sit down with Adlington, and finally come to some sort of acceptable compromise that could be put to Cheshire East. Cllr Saunders said that if we produce a Neighbourhood Plan we could still be hit by Cheshire East developing the excluded area. Cllr Mrs Sewart said that if the excluded area was developed it would affect Poynton more than Adlington. Cllr Hoyland responded by saying that if we sorted out site allocations there was no reason for that tract of land to be excluded - this would also avoid any double counting.

Cllr Hoyland pointed out that one of the by products of a Neighbourhood Plan was that it increased Community Infrastructure Levy funding to 25%. Adlington residents use Poynton services, but could also want more infrastructure in Adlington.

Cllr Clarke thought that a small working party was needed. Cllr Hoyland agreed, and said it needed to be made up of people interested in the subject, with representation from West Poynton also. The outcome has to be a compromise, and deliverable.

RESOLVED: That we proceed to nominate a Working Group to negotiate with Adlington Parish Council and Cheshire East to find possible/suitable sites for 200 houses, 3 hectares of employment land and 5 to 10 hectares of safeguarded land as designated for Poynton and Adlington in the Local Plan:Submission Version, and that any agreement reached by the Working Group would be subject to ratification by the Planning Committee and then the Town Council (NC)

RESOLVED: That the members of the Working Party are Cllrs Mrs J Sewart, L Clarke, Mrs I Thornton-Maddocks, Mrs J Saunders and I Hollingworth, with Cllr P Hoyland as observer (NC)

120 Variation of a Premises Licence: Farmers Arms

There was some considerable debate among members, some who raised no objection to this variation, and others who had concerns.

RESOLVED: That no objection be raised to this proposed variation of a premises licence (2-4 against)

RESOLVED: That an objection be lodged on the basis of the public house's location in a residential area, affecting a number of nearby streets and the Cedarwood apartments for the elderly (4-2 against)

The Meeting closed at : 9pm

Signed : _____

Chairman

Date: _____

On behalf of :-

Poynton - with - Worth Town Council