

Poynton - with - Worth Town Council

Planning & Environment

Minutes of the Planning and Environment Committee held at 7pm on Monday 7th 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
Councillor R.E.West (VC)

Also in Attendance :- Cllr I Hollingworth attended under SO 56

106 Apologies for Absence

None

107 Declarations of Disclosable Pecuniary and Other Interests

Cllr R E West declared a non-pecuniary interest in application 14/0951M, Lower Park School, on the basis that he is on the Governing Body. Cllr G Bartos declared a non-pecuniary interest in the same application on the basis that he is acquainted with the Headteacher.

Cllr L A Clarke declared a pecuniary interest in application nos. 14/1096M and 14/1410M on the basis that he owns property on Park Lane.

Cllr Mrs S Horsman declared a non-pecuniary interest in application 14/1170M on the basis that she knows the applicant, Dr L Kitchen.

Cllr I Hollingworth declared a non-pecuniary interest in the agenda item concerning Four Oaks, The Coppice, on the basis that he lived nearby.

All Councillors present declared a non-pecuniary interest in application 14/1096M on the basis that the owner is an ex-Councillor, and that her husband is currently a serving Councillor.

108 To Approve Minutes of Meeting held on 10th March 2014

RESOLVED: That the minutes of the meeting held on 10th March 2014 be approved as an accurate record, and signed by the Chairman (7-1abs)

109 Applications Received to Date

109- 1	14/0707M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Beeson Mr G	Date Received :-	12/03/2014
	Location :-	Red Legg Farm Green Lane Poynton SK12 1TJ	Date Returned :-	08/04/2014
	Proposal :	Retention of a replacement domestic outbuilding (amendments to Application 09/1185M)		
	Observations :	RECOMMENDED: That there be no objection to this application, but Members opposed any potential split of the property into two separate units, and anything that conflicted with Green Belt regulation (NC)		

109- 2 14/0717M Plot Ref :- Type :- FULL
Applicant Name :- Sweeney Mr D Date Received :- 24/03/2014
Location :- 15 Dorrit Close Date Returned :- 08/04/2014
Dorrit Close
Poynton
SK12 1UU
Proposal : Two storey side and single storey rear extension
Observations : RECOMMENDED: That there be no objection to this application (NC)

109- 3 14/0951M Plot Ref :- Type :- FULL
Applicant Name :- Coulson Mr I Date Received :- 17/03/2014
Location :- Lower Park Primary School Date Returned :- 08/04/2014
Hazelbadge Road
Poynton
SK12 1HE
Proposal : New classroom extension with three toilets, with the existing canopy being relocated
in front of the extension.
Observations : RECOMMENDED: That there be no objection to this application (NC)

109- 4 14/1085M Plot Ref :- Type :- FULL
Applicant Name :- Woodall Mr and Mrs C&J Date Received :- 03/04/2014
Location :- 27 Brookside Avenue Date Returned :- 08/04/2014
Brookside Avenue
Poynton
SK12 1PW
Proposal : Two storey extension to west gable
Observations : RECOMMENDED: That there be no objection to this application (NC)

109- 5 14/1096M Plot Ref :- Type :- FULL
Applicant Name :- Smith Mrs A Date Received :- 31/03/2014
Location :- Recollections Date Returned :- 08/04/2014
69 Park Lane
Poynton
SK12 1RD
Proposal : Single floor rear extension
Observations : RECOMMENDED: That there be no objection to this application (NC)

109- 6 14/1121M Plot Ref :- Type :- FULL
Applicant Name :- Fore Mr N Date Received :- 03/04/2014
Location :- 14 Brookfield Avenue Date Returned :- 08/04/2014
Brookfield Avenue
Poynton
SK12 1HZ
Proposal : Two storey extension to existing domestic residence
Observations : RECOMMENDED: That there be no objection to this application (NC)

Proposal : Demolition and re-build existing garage with rear extension.

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

109- 12	14/1410M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Lee Mr D	Date Received :-	31/03/2014
	Location :-	Rear of 36 Park Lane Park Lane Poynton SK12 1RE	Date Returned :-	08/04/2014
	Proposal :	Erection of two storey building with accommodation in the roof space with A2 use on ground, first and second floors		
	Observations :	Unable to comment - insufficient information provided concerning proximity to adjacent premises, vehicle access and parking (NC)		

109- 13	14/1457M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	McLellan Mr R	Date Received :-	03/04/2014
	Location :-	14 Georges Road East Georges Road East Poynton SK12 1NP	Date Returned :-	08/04/2014
	Proposal :	New single storey rear extension and conversion of outbuilding		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

109- 14	14/1543M	Plot Ref :-	Type :-	ADV
	Applicant Name :-	ASDA Stores	Date Received :-	03/04/2014
	Location :-	24 Park Lane Poynton SK12 1RE	Date Returned :-	08/04/2014
	Proposal :	Advertisement consent for 1 projecting sign and 1 vinyl graphic.		
	Observations :	RECOMMENDED: That there be no objection to this application (NC)		

110 Cheshire East Local Plan (Submission Version)

Members considered a written brief submitted by Cllr Clarke, who was recommending that the Town Council seek advice from Mr John Knight. This concerned a possible Town Council response to the Cheshire East invitation to forward any representations on the Submission Local Plan. Cllr Hoyland said that the Plan had gone through Cheshire East in recent weeks, and if there are no objections to it that is the final version to be submitted to the Planning Inspectorate. Developers are likely to make representations. Guidance had been issued by Cheshire East on the nature of challenges that can be made to the Plan. These were around legal compliance, soundness, and compliance with the duty to co-operate. Cllr Hoyland was not sure on which element of the Plan we were intending to make representations, adding that Poynton had done well out of the Plan.

Cllr Clarke said his recommendation was to seek professional advice on this. If that advice is not to make any representation then we will not. Given the technical nature of the planning definitions involved, Cllr Hoyland agreed it was important to take advice. Cllr Gorst was of the opinion that Poynton had had the best deal in Cheshire East, and was worried that our position might be prejudiced if we intervened. Cllr Clarke was not certain whether we would be able to speak at the Public Enquiry if we failed to make any representation. Cllr Mrs Sewart suggested we keep our heads below the rampart, while Cllr West asked if John Knight had agreed to act on our behalf.

Cllr Bartos had some concerns about the cost of professional advice, but Cllr Clarke reassured him that there was provision in the Town Council's budget.

RESOLVED: That the Clerk seeks advice from Mr John Knight, and that when received, the Committee reconvenes to consider it before the deadline of 25th April 2014 (NC)

111 Planning Application DC/053832: Harrow Estates

RESOLVED: To note the e-mail sent by the Clerk to SMBC endorsing the objections lodged by the Woodford Neighbourhood Forum to the above Planning Application (NC)

112 Action taken under SO 51

RESOLVED: To note the action taken under SO 51 regarding Planning Application 14/1006M - ASDA. No objection was recommended (NC)

113 Enforcement Notice Appeal - Four Oaks, The Coppice

RESOLVED: To note an appeal against an Enforcement Notice concerning the erection of a fence, without planning permission, at the Four Oaks property on The Coppice (NC)

The Meeting closed at : 7.45pm

Signed : _____ Chairman Date: _____

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