

Poynton - with - Worth Town Council

Planning & Environment

Minutes of an additional meeting of the Planning and Environment Committee held at 8pm on Tuesday 26th August 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 M C G Sewart
Councillor R.E.West (VC)

Also in Attendance :- Cllr Ms R Horsman attended under SO 56

29 Apologies for Absence

Apologies were received from Cllrs Geoff King and Mrs Isabel Thornton-Maddocks

30 Declarations of Disclosable Pecuniary or Other Interests

Cllr R E West declared a non-pecuniary interest in application 14/3197M inasmuch as he is Chairman of the Cheshire East Northern Planning Committee, at which this application may be considered. He also declared a non-pecuniary interest in the agenda item dealing with the Garden Waste Collection Shutdown, given that he is a Director of the newly-formed Cheshire East-owned company ANSA, which has responsibility for waste and recycling.

All those Members present, with the exception of Cllrs G King and Mrs J Sewart, declared a non-pecuniary interest in application 14/3561M, inasmuch as they are acquainted with Mrs Terri Gill, a former Chairman of Poynton Parish Council, who lives close by to the property in question.

31 To Approve Minutes of Meeting held on 14th July 2014

RESOLVED: That the minutes of the meeting held on 14th July 2014 be approved as an accurate record and signed by the Chairman (5 - 2abs)

32 Applications Received to Date

32- 1	14/3197M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Potts Mr F	Date Received :-	29/07/2014
	Location :-	Springbank Farm Coppice Road Poynton SK12 1SP	Date Returned :-	27/08/2014
	Proposal :	Demolition of existing large single storey agricultural/commercial type buildings and proposed residential development comprising six 3-bed dwellings		
	Observations :	Recommend refusal, on the grounds of RO3LP - the proposed development would adversely affect the character and appearance of the Green Belt in which it is located, and RO5LP - the proposed development, by reason of its size, siting and design, would form a visually obtrusive feature which would detract from the rural character and appearance of the area within which it is located. (MBC Standard Conditions and Reasons for Refusal, 2007). Members were also concerned about the creation of a new road junction close to the existing junction with Shrigley Road North, which could represent a traffic hazard (6 - 1abs (Cllr West))		

32- 6	14/3715M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Chamberlain Mr N	Date Received :-	04/08/2014
	Location :-	24 Woodford Road Woodford Road Poynton SK12 1DY	Date Returned :-	27/08/2014
	Proposal :	Retention of unauthorised decked area		
	Observations :	Recommend refusal, on the grounds of RO7RD - Unneighbourly - the proposed development, by virtue of its size, design and position relative to adjoining property, would be unduly dominant when viewed from adjoining property. The plans as submitted also appear to be inaccurate, and Members urged officers to investigate these with care.(NC)		
32- 7	14/3738M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Cox Mr D	Date Received :-	06/08/2014
	Location :-	94-98 Park Lane Park Lane Poynton SK12 1RE	Date Returned :-	27/08/2014
	Proposal :	Proposed single storey rear extension		
	Observations :	Recommend no objection, provided officers were satisfied that the development was not unneighbourly in terms of adjacent housing, nor would lead to a significant loss of car parking.(NC)		
32- 8	14/3791M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Massey Mr B	Date Received :-	13/08/2014
	Location :-	132 Towers Road Towers Road Poynton SK12 1DF	Date Returned :-	27/08/2014
	Proposal :	New house on land adjacent to 132 Towers Road		
	Observations :	Recommend no objection, subject to the CE Trees Officer being satisfied that existing trees are being retained, and that no threat is posed to protected trees on Lady's Incline. Officers are also asked to check safe access onto the highway. (NC)		

33 Poynton Neighbourhood Plan Area

RESOLVED: That the Cheshire East consultation on the proposed Neighbourhood Plan Area for the Poynton Neighbourhood Plan, from 11th August to 24th September 2014, be noted (NC)

34 CE Local Plan Strategy

That action taken under SO 51(a) concerning the submission of documents regarding the attendance by Poynton Town Council at the public examination of the Cheshire East Local Plan Strategy, and Supplementary Statement 1 for the Planning Inspector, be noted (NC)

35 Recent Planning Appeals

That the written brief by Cllr L A Clarke concerning the outcome of two recent planning appeals (The Grange and 44 Chester Road) be received with thanks (NC)

As a comment on this Cllr C Gorst remarked that these outcomes illustrate the real value of this Committee's work, while Cllr L A Clarke added that he had taken leave from work to appear and speak at the Inspector's hearing regarding the Grange. For his part Cllr R E West said that as Chairman of Northern Planning he found it of great value to listen to the debates on planning applications held by this Committee.

36 CE Consultation on Garden Waste Collection Shutdown

Cllr West said that this had not been handled well last year, but that the individual concerned at CE realised this, and had owned up to it. Cllr Mrs Sewart asked that the outcome of this year's consultation

be posted on the website.

RESOLVED: To note the outcome of the consultation for the 2014/15 Shutdown, and record Members' appreciation for a more sensible shutdown period (6 - 1abs (Cllr West))

The Meeting closed at : 8.50pm

Signed : _____ Chairman Date: _____

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