

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of a scheduled meeting of the Planning and Environment Committee held at 8.00pm on Monday 9th November 2015 at the Civic Hall, Poynton.

Committee Members Present :- Councillor L.A. Clarke (C)  
Councillor Mrs S-J Gilmore  
Councillor C. A. Gorst  
Councillor I Hollingworth  
Councillor Mrs J Sewart  
Councillor L Podmore  
Councillor G Smith

Also in Attendance :- Under SO56  
Cllr H Murray  
Cllr Mrs S Horsman  
  
Under SO54  
Cllr Mrs J Saunders as a substitute for  
Cllr M C G Sewart (VC)

### **59 Apologies for Absence**

Cllr T Holbrook  
Cllr M C G Sewart

### **60 Declarations of Disclosable Pecuniary or Other Interests**

Cllr L Podmore declared an interest in 15/4727M, given that he was involved professionally in a previous planning application. He left the Chamber when this application was considered.

Cllr Mrs J Sewart declared an interest in 15/4664M, given that she is an acquaintance of a former Councillor who lives on the same road. She left the Chamber when this application was considered.

### **61 To Approve Minutes of Meeting held on 12th and 19th Oct 2015**

The following amendments were agreed:  
Attendance - Replace Cllr Mrs J Saunders with Cllr Mrs J Sewart.  
Delete Cllr L Podmore as having left early.

RESOLVED: That the minutes of the Planning and Environment committee held on 12th October 2015 are approved as an accurate record and signed by the Chairman (NC).

The following amendments were agreed:  
To include Cllr Mrs J Sewart's declared non-pecuniary interest from the 12th October 2015 to the minutes of the meeting held on 19th October 2015.  
It was confirmed that the application for the dog grooming business has been withdrawn and the applicant has been told to remove all items pertaining to the business.

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 19th October 2015 with the agreed amendments, are approved. (NC).

### **62 Applications Received to Date**

62- 1 07/2996P Plot Ref :- Type :- FULL  
Applicant Name :- Davenport Mr R Date Received :- 10/03/2008  
Location :- Land adjacent to Hill Top Farm Date Returned :- 11/04/2008  
Lyme Road  
Poynton  
SK12  
Proposal : Agricultural workers dwelling (temporary) - Outline  
Observations : RECOMMENDED: That this application be refused for the following reason:  
1. The applicant failed to demonstrate the need for an agricultural worker's dwelling and gave insufficient information. (NC)

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62- 2 07/3005P Plot Ref :- Type :- FULL  
Applicant Name :- Todd Mr & Mrs Date Received :- 17/12/2007  
Location :- 22 Lostock Avenue Date Returned :- 26/10/2015  
Lostock Avenue  
Poynton  
SK12 1DR  
22 Lostock Avenue  
Lostock Avenue  
Poynton  
SK12 1DR  
Proposal : Two storey side/rear extension  
Observations : RECOMMENDED: That there be no objection to this application subject to Macclesfield Borough Council Officers checking the effect of loss of light to the adjoining property. (NC)

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62- 3 15/4051M Plot Ref :- Type :- FULL  
Applicant Name :- Hammond Mr & Mrs Date Received :- 14/10/2015  
Location :- 14 Deva Close Date Returned :- 09/11/2015  
Deva Close  
Poynton  
SK12 1HH  
Proposal : Rear extension  
Observations : Recommend no objection. (NC)

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62- 4 15/4634M Plot Ref :- Type :- FULL  
Applicant Name :- Woodham Mr J Date Received :- 26/10/2015  
Location :- 161 Dickens Lane Date Returned :- 11/11/2015  
Dickens Lane  
Poynton  
SK12 1NZ  
Proposal : Second story side extension.  
Observations : Recommend no objection (1 against)

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62- 5 15/4664M Plot Ref :- Type :- FULL  
Applicant Name :- Parker Miss M Date Received :- 14/10/2015  
Location :- 17 Elm Beds Road Date Returned :- 11/11/2015  
Elm Beds Road  
Poynton  
SK12 1TG  
Proposal : A single and two storey side elevation extension with 1 x dormer extension to the rear elevation and loft conversion  
Observations : Recommend refusal on the basis of:  
1. R02RD - loss of privacy  
2. R07RD - development unneighbourly  
3. Possible impact on Macclesfield conservation area (NC)

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62- 6 15/4727M Plot Ref :- Type :- FULL  
Applicant Name :- O'Brien Mr L Date Received :- 26/10/2015  
Location :- 175 London Road South Date Returned :- 11/11/2015  
London Road South  
Poynton  
SK12 1LQ  
Proposal : First floor extension to rear elevation.  
Observations : Recommend no objection (NC)

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62- 7 15/4729M Plot Ref :- Type :- TPO  
Applicant Name :- Leutton, Mrs L Date Received :- 19/10/2015  
Location :- Hollins Barn Date Returned :- 28/10/2015  
Hollins Moor Road  
Poynton  
SK22 1DX  
Proposal : Tree 1 first Sycamore tree on the right of the plot nearest to the cottages - needs to be felled as deemed dangerous in that it is large, old, diseased and could fall on the property. It is touched daily by the double decker bus that passes down the road. Trees 1-7, all Sycamores, are all overgrown and hang over the road, they are also showing signs of disease and ivy strangulation - prefer to fell and replant with a tree suggested by the planners.  
Observations : It was proposed that Item 15/4729M is taken next on the agenda  
RESOLVED: That the variation to the agenda is approved. (NC)  
The Chair explained that where there is a tree preservation order in place, permission is required from the Town Council  
Recommend: No Objection  
Additional Comments  
1. An arboricultural report be carried out  
2. The condition that similar replacement planting take place.  
3. The condition that trees are maintained in their early years (NC)

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62- 8 15/4860M Plot Ref :- Type :- FULL  
Applicant Name :- Whittaker Mrs V Date Received :- 26/10/2015  
Location :- 59 Charlecote Road Date Returned :- 11/11/2015  
Charlecote Road  
Poynton  
SK12 1DJ  
Proposal : Proposed single story side and rear extension to existing residential property.

Observations : Recommend refusal on the basis of:  
1. RO3RD - cramped conditions  
2. RO5RD - inadequate space around buildings  
3. Comment - the property has already been considerably extended in previous years. (NC)

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62- 9	15/4951M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Abraham, Mr I	Date Received :-	02/11/2015
	Location :-	118 Dale House Fold Dale House Fold Poynton SK12 1DG	Date Returned :-	11/11/2015
	Proposal :	Proposed front bay extension and first floor rear extension.		
	Observations :	Amend name to Mr Driver RESOLVED: That the action be noted (NC) Recommend no objection		

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62- 10	15/5008M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Driver Mr S	Date Received :-	05/11/2015
	Location :-	Grenfell Woodford Rd Poynton SK12 1ED	Date Returned :-	11/11/2015
	Proposal :	Rear dormer, two storey rear extension, single storey side and rear extension		
	Observations :	Comment - the site is in the Green Belt and the development might exceed permitted development in the Green Belt (NC)		

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### **63 Action Taken Under SO51: Planning Applications**

To note action taken under SO51, by Cllrs L Podmore, M C G Sewart, L A Clarke and T Holbrook with regard to planning applications 15/ 4629 London Road South and 15/4729 Waterloo Road

RESOLVED: That the action be noted (NC)

### **64 Ainscough Strategic Land**

Following consideration of a written request from Ainscough Strategic Land (ASL) dated 23rd October 2015 it was proposed that the request to meet with the Town Council is declined .  
RESOLVED: That the Clerk write to decline the meeting (NC)

### **65 CE Local Plan Strategy : Update**

Mr John Knight spoke on his written report to the Committee

From examination the Inspector was suprised by the degree of difference between the development industry and local community expectations.

What compromises the evidence supporting the Local Plan?

Mr Knight said that everything so far is relevant - where there maybe a conflict the latter evidence is relevant.

What is the Site Selection Methodology?

This will be applied to all sites

Who is applying this methodology?

Cheshire East. The Inspector has to take a view on this SSM which will then inform the sites.

Mr Knight reported that the Inspector recognised the lack of public consultation. The Inspector's report is due in December 2015. The next stage will be a consultation by the Borough Council. The Council will need to decide how to respond with the Inspector's interim views.

Mr Knight reported that the implication for the NP is that the delay allows the NP to make progress with the priority being Brownfield site.

There followed a lengthy discussion on the figures including the effect of the jobs calculation.  
Councillors

noted their concern of the disconnect in figures and why Poynton is treated the same as Crewe and Macclesfield. Mr Knight explained that the problem is that the figures have not been disaggregated because it is a Countywide plan.

Mr Knight provided the following verbal update:

Statement by Stockport Council has been withdrawn.

Statement of Mr Kingsley.

Greater Manchester combined authority published the Greater Manchester spatial framework and Mr Knight will forward the link.

RESOLVED: That the written report and the supplementary verbal report from Mr Knight is received. That Mr Knight is authorised on behalf of the Poynton Town Council to write to the Inspector to query the status of the submission by Stockport Council (NC)

**66 Poynton Neighbourhood Plan**

Cllr Mrs Sewart provided the following verbal report on the Neighbourhood Plan:

There has been no further meeting of the NP since the last report.

The NP continue to work on the policies to support the objectives from each of the target groups within the NP.

RESOLVED: That the verbal report is received (NC)

**67 Poynton Relief Road**

The committee considered making a formal response to the current Detailed Route Consultation.

It was proposed that the Town Council support the current route but that there should be no spurs or junctions off it other than those shown on the plan and that it should ideally be finished to start as soon as possible after the SEMMMS Road which will otherwise increase traffic into Poynton from the South.

RESOLVED: That the Poynton Town Council write to the consultation team in those terms (NC)

The Meeting closed at : 9.45pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

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