

Poynton - with - Worth Town Council

Planning & Environment

Minutes of a meeting of the Planning and Environment Committee held at 8.00pm on Monday 7th December 2015 at the Civic Hall, Poynton.

Committee Members Present :- Councillor L.A. Clarke (C)
Councillor C. A. Gorst
Councillor Mrs J Sewart
Councillor H Murray attended under SO 56
Councillor L Podmore
Councillor M C G Sewart (VC)
Councillor Mrs N Wylie

68 Apologies for Absence

Cllr Mrs S- J Gilmore, T Holbrook, I Hollingworth and G Smith.

69 Declarations of Disclosable Pecuniary or Other Interests

Cllr Mrs J Sewart declared a non-pecuniary interest in application 15/5234M as she is an acquaintance of the applicant

Cllr L A Clarke declared a non-pecuniary interest in application 15/5167M as a former governor at St Pauls Primary School.

Cllr Clarke declared a pecuniary interest in 15/5187M and 15/5291M as a part owner of property in the vicinity and withdrew from the meeting for both these items

Cllr M J Beanland declared a general interest due to his association with Northern Area Planning Committee of Cheshire East Council

70 To Approve Minutes of Meeting held on 9th November 2015

The following amendments to the minutes were agreed:

To remove the word scheduled in the title of the meeting.

To clarify that Cllrs Murray, Mrs Saunders and Mrs Sewart were in attendance for application 15/4729M and not for any other planning applications.

RESOLVED: That the minutes of the meeting of the Planning and Environment committee held on 9th November 2015, with the agreed amendments, are approved (NC)

71 CE Local Plan Strategy Examination: Composite Home Work

RESOLVED: That the response sent to Cheshire East on 23rd November 2015, as approved under SO51 by the Chairman and Vice Chairman, is noted and received (NC)

72 CE Local Plan Strategy: Update

Mr John Knight spoke on his written report to the committee. He explained that CE have written a letter to the Inspector based on the responses to their Homework. Mr Knight quoted from the paragraph which notes that Councils have to take legal advice because at the examination both the local communities and the development industry challenged the legality because none of the later parts of the plan have yet been subject to public consultation. Since the resumed hearing finished, Cheshire East Council has taken further legal advice and the advice received is that the process can proceed as long as the Inspector is clear that throughout the process the Inspector maintains an open mind.

The Borough Council now has a response to the further response. From the timetable it states that the base date for the data on all the sites will be 30th September 2015 when allocations and planning permissions are being considered.

On the High Speed 2, the Borough Council Cabinet is due to receive a report. Mr Knight noted that the report states that there are no implications from HS2 for the Local Plan. The public consultation is still scheduled for February 2016.

The government have published a consultation document on proposed changes to the National Planning Policy Document which will be the first change to the document since it was first published in March 2012. The consultation period runs until January 2016. There are proposals in it for a brownfield first approach and a priority to high densities of planning in locations where there is a commuter hub.

The Chairman requested that details of the consultation are included in the next committee meeting.

Mr Knight was asked if the Poynton side of the aerodrome is brownfield. Mr Knight explained that this would be a matter of debate. Since Stockport Council have accepted this is brownfield because of the industrial buildings and although there are no buildings on the CE side, this should be classed as greener, the Inspector will receive arguments from the development industry that the aerodrome in CE should be the same as the aerodrome in Stockport. The Inspector will need to take a view on this.

RESOLVED: That the written report and the update from Mr Knight is received (NC)

73 CE LP Strategy Examination: Homework Note

RESOLVED: That the draft minutes of the meeting received from Cheshire East and the amendments sent to Cheshire East in response on 23rd November 2015 are received. That the Clerk contact CE to find out when the follow up meeting will be held (NC)

74 Poynton Neighbourhood Plan

Cllr Mrs Sewart provided a verbal update on the Poynton Neighbourhood Plan. A meeting was held on 2nd December 2015. CE have revised the timetable and intend to brief councillors in January/February 2016. Public consultations will begin in January/February 2016 with a view to the Local Plan being passed at the end of 2016 / start of 2017. CE are still eager to release green field sites but this cannot happen while the Council are working on the Macclesfield Local Plan because it protects the green belt.

On the advice of Mr Knight, the Neighbourhood Plan Steering Group has decided to work based on the Macclesfield Local Plan, so the forward strategy has no suggestion of the release of green belt land and housing development policies will be based on brownfields and existing planning permissions. This could provide about 300 houses or more, dependent on the proposed sports club development. More units could be provided on the old Infant School site if the care home plan is resuscitated. Also, a shortage of land for sport has been identified so the Steering Group has requested the local sports club submit their request to the Neighbourhood Plan. The Neighbourhood Plan policies are now quite advanced and the Neighbourhood Plan is to have a week long public consultation with a questionnaire based on the policies at the end of January / February 2016. The policies will need to be approved by this committee and an additional meeting for this purpose was requested for 11th January 2016. Ordnance Survey downloadable maps are required by the Steering Group.

The following proposal was made:

That the report is received.

That an additional Planning and Environment committee meeting is scheduled for 11th January 2016 at 7pm.

That funding for Ordnance Survey maps is released from the budget.

It was confirmed that the cost of the Ordnance Survey maps is approximately £150 to £200.

RESOLVED: That the stated proposal is agreed (NC)

75 Appeal Re: Land Adjoining Coppice Road, Higher Poynton

RESOLVED: That the written report from Cllr L A Clarke and the Inspector's Report are received (Ref APP/RO660/W/15/3013616) (NC)

76 Strategic Planning Committee RE 15/4629M Brookfield Hydro

Cllr Sewart provided a verbal report re: 15/4629M Brookfield Hydro and informed the committee that two parts of the original four part application have been withdrawn. This was a positive outcome.

RESOLVED: That the verbal report from Cllr Sewart is received. That Cllr Sewart is thanked for his efforts (NC)

77 Poynton Relief Road

RESOLVED: That the correspondence received in response from Cheshire East Council of 30th November 2015, to Poynton Town Council's response to the Detailed Route Consultation, is received (NC)

Mr John Knight left the meeting.

The Chairman proposed as a special item of business the email received from Jones Homes.

RESOLVED: That the special item of business is agreed (4 for, 2 abstentions)

The committee received the email correspondence from Karen Phillips, a Planning Manager from Jones Homes. The correspondence is to invite herself to meet with the Chairman of this committee before Jones Homes go to public consultation.

Following an approach from Jones Homes both Cllrs Murray and Beanland have already declined to meet with Jones Homes.

Following discussion it was proposed that the invitation to meet with Jones Homes is declined and the correct procedures followed.

RESOLVED: That the invitation from Jones Homes is declined. That the Clerk reply with the agreed response (NC)

Cllr Murray arrived at 8.45pm

78 Applications Received to Date

78- 1	15/5167M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mrs Nora Armstrong-Boyle	Date Received :-	19/11/2015
	Location :-	St Paul's Catholic Primary Sch Marley Road Marley Road SK12 1LY	Date Returned :-	10/12/2015
	Proposal :	Variation of condition3 (approved plans) to planning application 15/2588 The addition of a new secure weldmesh perimeter fence to the existing school boundary and the creation of a new entrance on Marley road		
	Observations :	Recommend no objection to the proposed variation, but the height of the fence remains unneighbourly.		

78- 2	15/5186M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr D Fortescue	Date Received :-	17/11/2015
	Location :-	4 Towers Road Towers Road Poynton SK12 1DH	Date Returned :-	10/12/2015
	Proposal :	Domolition of a garage, erection of a new garage and two storey side extension		
	Observations :	Recommend refusal on the basis of RO3RD- cramped development, by reason of form and design. RO3RD The proposal would by reason of scale, form & design result in a cramped and intrusive form of development out of keeping with the character of the existing properties in the immediate vicinity of the site.		

78- 3	15/5234M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Mr Mike Carroll	Date Received :-	20/11/2015
	Location :-	11 Varden Road Varden Road Poynton SK12 1LZ	Date Returned :-	10/12/2015
	Proposal :	Proposed two storey rear extension to an existing terraced house		

Observations : Recommend no objection.

78- 4 15/5249M Plot Ref :- Type :- FULL
Applicant Name :- Mr Simon Moffatt Date Received :- 23/11/2015
Location :- 211 Chester Road Date Returned :- 10/12/2015
Chester Road
Poynton
SK12 1DS
Proposal : Single storey rear extension first floor rear/side addition and porch construction
Observations : Recommend no objection.

Proposal : Single storey rear extension first floor rear/side addition and porch construction

Observations : Recommend no objection.

78- 5 15/5291M Plot Ref :- Type :- FULL
Applicant Name :- Mr Ian Sharples Date Received :- 25/11/2015
Location :- 44 Park Lane Date Returned :- 10/12/2015
Park Lane
Poynton
SK12 1RE
Proposal : Proposed single storey extension to rear of property alterations to existing shopfront
Observations : Recommend no objection

78- 6 15/5301M Plot Ref :- Type :- FULL
Applicant Name :- Mr W Kidd Date Received :- 24/11/2015
Location :- 4 Lakeside drive Date Returned :- 10/12/2015
Lakeside Drive
Poynton
SK12 1BR
Proposal : House extension and remodelling Enlarge existing summerhouse
Observations : Recommend no objection

78- 7 15/5304M Plot Ref :- Type :- FULL
Applicant Name :- Mr John Steele Date Received :- 24/11/2015
Location :- 20 Woodford road Date Returned :- 10/12/2015
Woodford Road
Poynton
SK12 1DY
Proposal : Two storey rear extension to existing detached dwelling house
Observations : Recommend no objection

78- 8 15/5317M Plot Ref :- Type :- FULL
Applicant Name :- Worthwell Developments Ltd Date Received :- 25/11/2015
Location :- 47 & 47A Date Returned :- 10/12/2015
London Road North
Poynton
SK12 1AF
Proposal : Conversion and extension of former police station to dwelling (no 47A), extension and alteration to existing dwelling (no 47).

Observations : Recommend no objection

78- 9	15/5437M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Dawber Mrs	Date Received :-	03/12/2015
	Location :-	16 Hazel Drive Hazel Drive Poynton SK12 1PX	Date Returned :-	10/12/2015
	Proposal :	Replacement conservatory with larger conservatory on side and rear.		
	Observations :	Recommend no objection		

79 Planning And Environment Committee Budget 2016/17

It was noted that the Air Quality Monitor is still not working. The Clerk will pursue this matter with CE.

RESOLVED: That the provisional Planning and Environment Committee Budget for 2016/17 is approved and recommended to the Town Council. That the Clerk pursue the issue of the Air Quality Monitor with CE (NC)

The Meeting closed at : 9.30pm

Signed : _____ Chairman Date: _____

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