

# Poynton - with - Worth Town Council

## Planning & Environment

Minutes of a scheduled meeting of the Planning and Environment Committee held at 8pm on Monday 7th September 2015 at the Civic Hall, Poynton.

Committee Members Present :- Councillor L Berry  
Councillor L.A. Clarke (C)  
Councillor C. A. Gorst  
Councillor Mrs J Sewart  
Councillor M C G Sewart (VC)  
Councillor G Smith  
Councillor Mrs N Wylie

Also in Attendance :- Cllr Mrs S Horsman attended under SO 56, while Cllr Murray attended under SO 54, substituting for Cllr Mrs S-J Gilmore.

Cllr Murray left the meeting at 9pm.

Mr John Knight joined the meeting at 8.30pm.

### **36 Apologies for Absence**

Apologies were received from Cllrs Mrs S-J Gilmore, T Holbrook, and I Hollingworth.

### **37 Declarations of Disclosable Pecuniary of Other Interests**

A number of Members declared a non-pecuniary interest in planning application 15/3396M, inasmuch as they are members of the Poynton Workmen's Club, owners of the property concerned.

Cllrs L A Clarke and C A Gorst declared a non-pecuniary interest in planning application 15/3818M, inasmuch as a former Poynton Parish Councillor was the late husband of the property owner.

Cllrs L A Clarke and G Smith declared a pecuniary interest in planning application 15/3820M, on the basis that they or their spouse own property on Park Lane. They both left the Chamber for this item.

Cllr Mrs N Wylie declared a non-pecuniary interest in planning application 15/3853M, inasmuch as she lives near the property in question.

### **38 To Approve Minutes of Meeting held on 17th August 2015**

RESOLVED: That the minutes of the meeting held on 17th August 2015 be approved as an accurate record, and signed by the Chairman (NC).

### **39 Applications Received to Date**

39- 1	15/3396M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Partington Mrs H	Date Received :-	17/08/2015
	Location :-	The Willows Willow Close Poynton SK12 1RG	Date Returned :-	08/09/2015
	Proposal :	To change social club into a day nursery		
	Observations :	Recommend no objection, provided officers are satisfied that the opening hours will not prove disruptive to neighbouring properties, and that there is adequate parking access and provision (NC).		

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39- 2 15/3697M Plot Ref :- Type :- FULL  
Applicant Name :- Turner Mrs L Date Received :- 04/09/2015  
Location :- 8 Mallard Crescent Date Returned :- 08/09/2015  
Mallard Crescent  
Poynton  
SK12 1HT  
Proposal : Construction of front porch and new pitched roof over garage and porch, and widening of vehicle access from highway.  
Observations : Recommend no objection (NC)

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39- 3 15/3785M Plot Ref :- Type :- FULL  
Applicant Name :- Warren Mr J Date Received :- 20/08/2015  
Location :- 25 Vicarage Lane Date Returned :- 08/09/2015  
Vicarage Lane  
Poynton  
SK12 1BG  
Proposal : Single storey side extension  
Observations : Recommend no objection (NC).

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39- 4 15/3804M Plot Ref :- Type :- FULL  
Applicant Name :- Gundry Mr P Date Received :- 07/09/2015  
Location :- 35 Gloucester Road Date Returned :- 08/09/2015  
Gloucester Road  
Poynton  
SK12 1JJ  
Proposal : Single storey rear extension.  
Observations : Recommend no objection (NC).

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39- 5 15/3818M Plot Ref :- Type :- FULL  
Applicant Name :- Mitchell Ms L Date Received :- 04/09/2015  
Location :- Bank Farm Riding School Date Returned :- 08/09/2015  
Middlewood Road  
Poynton  
SK12 1TU  
Proposal : Four floodlights around existing sand paddock.  
Observations : Recommend no objection, subject to a condition that the floodlights are switched off promptly at 9pm (NC)

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39- 6 15/3820M Plot Ref :- Type :- FULL  
Applicant Name :- Wilkson, Mr and Mrs B Date Received :- 25/08/2015  
Location :- 65 Park Lane Date Returned :- 08/09/2015  
Park Lane  
Poynton  
SK12 1RD  
Proposal : Installation of decking and balustrade on existing flat roof to continue existing use as a drying area.  
Observations : Recommend no objection, provided the installation is only used for the purpose specified (NC).

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39- 7 15/3836M Plot Ref :- Type :- FULL  
Applicant Name :- Shoemith Mr P Date Received :- 24/08/2015  
Location :- The Dell Date Returned :- 08/09/2015  
Mill Hill Hollow  
off Woodford Road  
SK12 1EJ  
Proposal : Construction of two storey annex built into existing ground slope.  
Observations : Recommend no objection in principle, provided this does not conflict with development in the Green Belt, and that the two storey annex shall not be occupied at any time other than for purposes ancillary to the principle dwelling (A08LP, MBC - Standard Conditions and Reasons for Refusal, 2007) (6 - 1abs).

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39- 8 15/3853M Plot Ref :- Type :- FULL  
Applicant Name :- Chirputkar Mr K Date Received :- 21/08/2015  
Location :- 22 Clifford Road Date Returned :- 08/09/2015  
Clifford Road  
Poynton  
SK12 1HY  
Proposal : Side extension on top of existing garage.  
Observations : No plans available on the CE Planning website, so no view could be taken (NC).

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39- 9 15/3927M Plot Ref :- Type :- FULL  
Applicant Name :- Bestway Group Date Received :- 01/09/2015  
Location :- 4 Park Lane Date Returned :- 08/09/2015  
Park Lane  
Poynton  
SK12 1RE  
Proposal : Advertisement consent for one fascia sign, one hanging sign and one other sign.  
Observations : Recommend no objection (NC).

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39- 10 15/3954M Plot Ref :- Type :- FULL  
Applicant Name :- Barton Mr M Date Received :- 07/09/2015  
Location :- White Lodge Date Returned :-  
South Park Drive  
Poynton  
SK12 1BN  
Proposal : Alterations and extensions to two houses to form one larger house.  
Observations : Recommend refusal, on the basis that the proposed development is out of character with existing properties in the vicinity (6 - 1 against).

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39- 11 15/3957M Plot Ref :- Type :- FULL  
Applicant Name :- Rutter Mr and Mrs A Date Received :- 03/09/2015  
Location :- 4 Covell Road Date Returned :- 08/09/2015  
Covell Road  
Poynton  
SK12 1BH  
Proposal : Proposed first floor extension over existing garage structure, new replacement front porch and modifications to front elevation including new windows and replacement of timber panels with render.

Observations : Recommend no objection (NC).

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39- 12 15/3963M Plot Ref :- Type :- FULL  
Applicant Name :- Rodgers Mr J Date Received :- 02/09/2015  
Location :- 29 Yew Tree Lane Date Returned :- 08/09/2015  
Yew Tree Lane  
Poynton  
SK12 1PU  
Proposal : Subdivision of plot and creation of new bungalow and associated access, parking and landscape works.  
Observations : Recommend refusal, on the basis of R02RD - Loss of privacy, R03RD - Cramped development, and RO7RD - Development unneighbourly (MBC - Standard Conditions and Reasons for Refusal, 2007) (NC).

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39- 13 15/4009M Plot Ref :- Type :- FULL  
Applicant Name :- Tones Mr and Mrs Date Received :- 04/09/2015  
Location :- 6 Gawsorth Close Date Returned :- 08/09/2015  
Gawsorth Close  
Poynton  
SK12 1XB  
Proposal : Single storey rear extension and garage conversion.  
Observations : Recommend no objection (NC).

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#### **40 CE Local Plan and Neighbourhood Plan Updates**

Cllr Clarke suggested a change in the order of the agenda, and requested that discussion of the Neighbourhood Plan (NP) Steering Group's report on site allocations be brought forward. This was to accommodate Cllr Murray, who took a close interest in this matter, but who needed to leave early in order to attend a meeting at Pott Shrigley. Cllr Clarke said that other Local Plan issues could be discussed on John Knight's arrival.

RESOLVED: That consideration of the above report be considered next. (5 - 3abs)

The Clerk said that the NP report had been sent to Members of this Committee by e-mail on Friday 4th September, and hard copies had also been provided to Members this evening.

Cllr Mrs Stewart introduced the report, reading from a prepared script. The stimulus for the report was a meeting between the NP Steering Group and Adrian Fisher, Tom Evans and Jeremy Owens from Cheshire East Planning. The report addresses sites that could be developed in the first five years. CE had not specified the number of houses needed in that time period, but the implication was that it had to be more than 200, a number that was not acceptable to Mr Pratt, the Inspector.

CE did not accept that Poynton's brownfield sites were 'deliverable' in the next five years. The Poynton Relief Road would open up a significant area of previously developed land in Adlington (but within the Poynton settlement), and that could then be developed.

Cllr Mrs Stewart said that Poynton had to have development, and the NP could influence where it's going to be, but we can't say no to CE.

Members then had a lengthy debate on this issue, and Cllr Murray maintained that CE officers he and others had met with were working from a different map than that showing the Arup Green Belt Assessment Update. The Chairman and Cllr Murray argued that further work was needed on site allocations, involving all 18 Councillors, with Cllr Clarke adding that valuable input was needed from our CE Councillors, who have met with CE Officers.

RESOLVED: That the NP Steering Group's report be received; that a Working Group of all 18 Councillors meets to consider this further in order to make recommendations to a future meeting of the Town Council; and that our CE Councillors continue to liaise with CE Officers on this issue (NC).

John Knight, the Town Council's Planning Advisor arrived at the meeting, and was invited to provide an

update on the examination of the CE Local Plan. He said that the Town Council needs to decide by 14th September if it wishes to submit further evidence to the Inspector - it had previously made representations on most of the strategic matters. There was a second deadline of 28th September to submit statements of up to 3,000 words on those matters to be re-examined. A procedural meeting had also been called by the Inspector for 6th October, and the re-examination would start on 21st October. The Inspector will have considered all the new material submitted in the last 9 months, and then give an interim view on the Plan.

In Mr Knight's view, there was a need to justify the new figure of 650 housing units for Poynton, and the capacity of our brownfield sites was under-estimated. He felt that our NP household survey was helpful to our case, showing that brownfield development was favoured, followed by smaller sites spread around the settlement, with mixed housing.

RESOLVED: That Mr Knight continue to act as the Town Council's official representative at the forthcoming series of meetings (NC).

Cllr Clarke also asked if Mr Knight would make a start on the various statements that need to be submitted by 28th September, to which Mr Knight agreed.

RESOLVED: That Mr Knight is thanked for his verbal report; that the Clerk completes the Programme Officer's questionnaire of 3rd September confirming our further involvement in the re-examination; that Mr Knight attends the Procedural Meeting on 6th October; and that on behalf of the Town Council he makes a start on the various statements to be submitted by 28th September (NC).

**41 CE Local Plan Events**

Members attending the CE Wider Stakeholder Engagement event agreed that the account of that meeting was very 'controlled', but that many concerns had been voiced about the Local Plan.

RESOLVED: That the written records of that event and the Technical Workshop be received (NC).

**42 Fodders Cafe Bar: Application for a Premises Licence**

RESOLVED: That the application be received, but no objection lodged (NC).

**43 CE Revised Statement of Gambling Principles**

RESOLVED: That the Statement be received (NC).

**44 44 Chester Road: Appeal Decision**

RESOLVED: That the outcome of the appeal be noted - planning permission granted for the demolition of the existing house, and for two pairs of semi-detached houses to be built on the site (NC).

The Meeting closed at : 9.40pm

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

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