Poynton - with - Worth Town Council

Planning & Environment

Minutes of a meeting of the Planning and Environment Committee held at 8pm on Monday 9th March 2015 at the Civic Hall, Poynton.

<u>Committee Members Present :-</u> Councillor L.A. Clarke (C)

Councillor C. A. Gorst Councillor S. Horsman Councillor G King

Councillor Mrs I Thornton-Maddocks

Also in Attendance :- Cllr Mrs R Horsman-Johnson

attended under SO 56

100 Persimmon Homes North West

Persimmon had sent a written request, dated 26th February 2015, seeking to engage in the Poynton Neighbourhood Plan process.

RESOLVED: That the Clerk thanks Persimmon for their interest, and includes them in the "Call For Sites" invitation, as issued by the Poynton Neighbourhood Plan Steering Group (NC)

101 Action taken under SO 51

RESOLVED: That action taken under SO 51 by Cllrs L A Clarke, C A Gorst and Mrs S Horsman on 16th February 2015, regarding five local planning applications, all recommended as "no objection", be noted (NC)

102 Cheshire East Local Plan Strategy: Update

Members were provided with copies of Cheshire East's progress update for February 2015, as provided to the Local Plan Inspector.

RESOLVED: That the correspondence is received, and that the Clerk writes to Kerry Trueman, CE Local Plan Programme Officer, copied to the Inspector, stating that the Town Council trusts there will be full consultation with its Members before any changes to the status of Green Belt around Poynton are recommended or made (NC)

103 SMBC Community Infrastructure Levy (CIL)

RESOLVED: That correspondence received from Stockport Council regarding a public consultation on their CIL proposals be received (NC)

104 Planning Application 15/0409M: 14 London Road South

RESOLVED: That the Committee recommends 'no objection' to the amended plans regarding the above property (NC)

95 Apologies for Absence

Apologies were received from Cllrs. G Bartos, Mrs J Sewart, M C G Sewart and R E West.

96 Declarations of Disclosable Pecuniary or Other Interests

None declared.

97 To Approve Minutes of Meeting held on 9th February 2015

RESOLVED: That the minutes of the meeting held on 9th February 2015 be approved as an accurate record, and signed by the Chairman (3 - 2abs).

98 Applications Received to Date

98- 1 15/0406M Plot Ref :- Type :- FULL

Applicant Name :- Panter Mr S Date Received :- 16/02/2015

Location :- 2 Gull Close Date Returned :- 10/03/2015

Gull Close Poynton SK12 1XQ Proposal: Proposed side and rear extensions and new vehicle access.

Observations: RECOMMENDED: No objection, provided that the proposed extensions are not

unneighbourly, and that the new vehicle access does not compromise road safety

(NC)

98- 2 15/0561M Plot Ref :- Type :- FULL

Applicant Name :- Whyke Miss S Date Received :- 10/02/2015

Location :- LongTerm Moorings Date Returned :- 10/03/2015

Higher Poynton Poynton SK12 1TH

Proposal: Change of use from long-term morring and for use of tables and chairs whilst

trading, selling tea and cake.

Observations: Mr Andy Bailey, of 35 Tideswell Road, Hazel Grove, and owner of the nearby Trading

Post cafe, was present at the meeting, and drew on a written statement, objecting to

this application on a number of counts.

Recommend refusal, on the basis of RO4LP - an inappropriate form of development in the Green Belt (Macclesfield Borough Council - Standard Conditions and Reasons for Refusal, 2007). The trading activity also obstructs the canal towpath for other users, and the location is close by a conservation area, and could impact it (NC).

98- 3 15/0568M Plot Ref :- Type :- FULL

Applicant Name :- Perry Mr C Date Received :- 16/02/2015

Location :- 2 Distaff Road Date Returned :- 10/03/2015

Distaff Road Poynton SK12 1HN

Proposal: Two storey extensions to the side elevation.

Observations:

RECOMMENDED: No objection (NC)

98- 4 15/0571M Plot Ref :- Type :- FULL

Applicant Name :- Thomson Ms J Date Received :- 17/02/2015

Location :- 1 London Road South Date Returned :- 10/03/2015

London Road South

Poynton SK12 1NF

Proposal: Signage - fascia, projecting, ATM tablet and ATM surround.

98- 5 15/0582M Plot Ref :- Type :- FULL

Applicant Name :- Smith Mr and Mrs N Date Received :- 16/02/2015

Location :- 5 Lostock Hall Road Date Returned :- 10/03/2015

Lostock Hall Road

Poynton SK12 1DP

Proposal: Two storey side and rear extension, single storey front extension and render entire

house.

Observations: RECOMMENDED: No objection (NC)

98- 6 15/0634M Plot Ref :- Type :- FULL

Applicant Name :- Davenport Mr S Date Received :- 23/02/2015

Location :- 3 Chestnut Drive Date Returned :- 10/03/2015

Chestnut Drive Poynton SK12 1QG

Proposal: Construct new single storey extensions at the side and rear to form new bedroom.

Observations: Recommend refusal, on the basis of RO2RD - loss of privacy, RO3RD - cramped

development and RO6RD - development unneighbourly (Macclesfield Borough

Council - Standard Conditions and Reasons for Refusal, 2007) (NC)

98- 7 15/0684M Plot Ref :- Type :- FULL

Applicant Name :- Cox Mr and Mrs Date Received :- 26/02/2015

Location :- 70 Brookfield Avenue Date Returned :- 10/03/2015

Brookfield Avenue

Poynton SK12 1JE

Proposal: Single storey front extension, pitched roof to existing flat roof and render front and

side elevations.

Observations: RECOMMENDED: No objection (NC)

98- 8 15/0685M Plot Ref :- Type :- FULL

Applicant Name :- Pennington Mr P Date Received :- 24/02/2015

Location :- 15 Lostock Avenue Date Returned :- 10/03/2015

Lostock Avenue Poynton SK12 1DR

Proposal: Single storey rear extension.

98- 9 15/0746M Plot Ref :- Type :- FULL

Applicant Name :- Jenkins Mr S Date Received :- 24/02/2015

Location :- 27 Distaff Road Date Returned :- 10/03/2015

Distaff Road Poynton SK12 1HN

Proposal: Double storey side and single storey rear extensions, porch addition, garage

construction and additional entrance off the highway.

Observations: Recommend refusal, on the basis of RO3RD - cramped development, and RO5RD -

inadequate space around buildings (Macclesfield Borough Council - Standard

Conditions and Reasons for Refusal, 2007) (NC)

98- 10 15/0846M Plot Ref :- Type :- FULL

Applicant Name :- Bramhall Mr and Mrs S and M Date Received :- 05/03/2015

Location :- 3 Brent Close Date Returned :- 10/03/2015

Brent Close Poynton SK12 1HS

Proposal: Two storey side extension and single storey rear extension.

Observations: RECOMMENDED: No objection (NC)

98- 11 15/0863M Plot Ref :- Type :- FULL

Applicant Name :- Braid Dr J Date Received :- 24/02/2015

Location :- 28 Maple Avenue Date Returned :- 10/03/2015

Maple Avenue Poynton SK12 1PR

Proposal: Change to roof of existing approved single storey extension to rear of the property.

Observations: RECOMMENDED: No objection (NC)

Applicant Name :- Middleton Mr and Mrs D Date Received :- 04/03/2015

Location :- 52A Clifford Road Date Returned :- 10/03/2015

Clifford Road Poynton SK12 1JA

Proposal: Removal of Conditions 2 and 3 on Application 72127P (from 1992) - Addition to

existing Approval 66864P for a hardwood conservatory and basement swimming

pool extension.

Applicant Name :- Stratford Solicitors Date Received :- 05/03/2015

Location :- 130 London Road South Date Returned :- 10/03/2015

London Road South Poynton SK12 1LQ

Proposal: Proposed replacement archive building.

Observations: RECOMMENDED: No objection, provided that the development is used for storage

purposes only, ancillary to the property at 130 London Road South. (NC)

Applicant Name :- Castlefield Project Mngt Ltd Date Received :- 04/03/2015

Location :- Land at Princes Incline Date Returned :- 10/03/2015

Towers Road Poynton SK12 1DE

Proposal: Erection of a single dwelling, access, hardstanding and associated works and

landscaping.

Observations: RECOMMENDED: No objection, provided that Highways and PROW officers are

satisfied that vehicle access to the property will not endanger members of the public

using the Incline. (NC)

98- 15 15/0947M Plot Ref :- Type :- FULL

Applicant Name :- Taylor Mr and Mrs C Date Received :- 04/03/2015

Location :- Coppice Farm Date Returned :- 10/03/2015

Coppice Road Poynton SK12 1SP

Proposal: Demolition of existing steel framed barn, renovation of existing redundant farm

buildings and their conversion into three self-contained private dwellings.

Observations: RECOMMENDED: No objection, provided that Highways officers are satisfied with

the proposed access off Coppice Road, with suitably visible splays. (NC)

98- 16 15/0979M Plot Ref :- Type :- FULL

Applicant Name :- Hopkins Mr S Date Received :- 09/03/2015

Location :- 26a Lostock Hall Road Date Returned :- 10/03/2015

Lostock Hall Road

Poynton SK12 1DP

Proposal: Variation of conditions 4 and 5 on Planning Application 14/3837M.

99 Jones Homes/Emerson Group

Written requests had been received from the above developer, dated 19th and 27th February 2015, seeking a meeting with Members to discuss the developer's interest in Sites B and D as featured in the recent Poynton Neighbourhood Plan Survey, and to seek a further meeting between Poynton Sports Club and Members to discuss the possible redevelopment of the Club's current site on London Road North.

Members agreed that such meetings would be premature, and that the correct forum for such discussions is the "Call For Sites" invitation to landowners and developers, as issued by the Poynton Neighbourhood Plan Steering Group.

RESOLVED: That the correspondence be received, and that the Clerk responds to Jones Homes in the terms set out above (NC)

The Meeting closed				
Signed :		Chairman	Date:	
On behalf of :-	Povnton - with - Worth Town Council			