

Poynton - with - Worth Town Council

Planning & Environment

Minutes of an Additional Meeting of the Planning and Environment Committee held at 7pm on Monday 17th August 2015 at the Civic Hall, Poynton.

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

Also in Attendance :- Mr John Knight, Planning Adviser to the Town Council.

28 Apologies for Absence

None.

29 Declarations of Disclosable Pecuniary or Other Interests

Cllr L Clarke declared a Pecuniary Interest in application 15/3502M, given that he has property interests on Park Lane. He left the Chamber when this application was considered.

Cllr G Smith declared an interest in the same application, given that he has a business on Park Lane. He abstained when this application was considered.

30 To Approve Minutes of Meeting held on 20th July 2015

RESOLVED: That the minutes of the meeting held on 20th July 2015 are approved as an accurate record, and signed by the Chairman (7 - 3 abs)

31 Applications Received to Date

31- 1	15/3265M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Merrygold Mr E	Date Received :-	03/08/2015
	Location :-	13 Lostock Hall Road Lostock Hall Road Poynton SK12 1DP	Date Returned :-	18/08/2015
	Proposal :	Proposed extension to side of roof space including formation of rear gabled roof with living space and new front dormer. Ground floor extension to the opposite elevation including mazzanine floor. Proposed rear ancillary building to rear boundary comprising garden store and home office.		
	Observations :	Recommend refusal, on the grounds of RO7RD - Development Unneighbourly (MBC - Standard Conditions and Reasons for Refusal, 2007). Members also commented that the scale and nature of the proposed ancillary building was wholly unsuited to the area (8 - 2abs)		

31- 2	15/3293M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Hallworth Mr I	Date Received :-	27/07/2015
	Location :-	Woodbank Middlewood Road Poynton SK12 1TX	Date Returned :-	18/08/2015

Proposal : Retention of the existing timber shed and polytunnel (retrospective) and demolition of the abandoned bungalow and outbuilding.

Observations : Recommend no objection (NC)

31- 3 15/3389M Plot Ref :- Type :- FULL
Applicant Name :- McClintock, Mr A Date Received :- 29/07/2015
Location :- Woodbury Date Returned :- 18/08/2015
Towers Road
Poynton
SK12 1DA
Proposal : Proposed rear and side extensions, along with new vehicle access.
Observations : Recommend no objection, subject to Highways Officers being satisfied with the proposed new vehicle access (NC)

31- 4 15/3428M Plot Ref :- Type :- FULL
Applicant Name :- Peel Mr D Date Received :- 12/08/2015
Location :- 9 Collingwood Close Date Returned :- 18/08/2015
Collingwood Close
Poynton
SK12 1RS
Proposal : First floor side extension to remove existing dormers and first floor rear extension.
Observations : Recommend no objection (NC)

31- 5 15/3432M Plot Ref :- Type :- FULL
Applicant Name :- Brammer, Ms M Date Received :- 07/08/2015
Location :- 1 Larch Close Date Returned :- 18/08/2015
Larch Close
Poynton
SK12 1QF
Proposal : New dormer windows and juliet balcony on rear and new first floor windows.
Observations : Recommend no objection, provided there was no overlooking of adjacent properties. Members were concerned about a possible terracing effect, with the neighbouring property already extended (NC)

31- 6 15/3433M Plot Ref :- Type :- FULL
Applicant Name :- Murray Mr P Date Received :- 28/07/2015
Location :- 5 Dorrit Close Date Returned :- 18/08/2015
Dorrit Close
Poynton
SK12 1UU
Proposal : Single storey side extension.
Observations : Recommend no objection, although Members were concerned that the 3D illustration does not show the neighbouring property, and its relationship with the proposed extension, which appears to go right up to the boundary (NC)

31- 7 15/3502M Plot Ref :- Type :- FULL
Applicant Name :- Humphries Mrs S Date Received :- 31/07/2015
Location :- Greggs plc Date Returned :- 18/08/2015
21 Park Lane
Poynton

SK12 1RD

Proposal : New fascia and projecting signs and two extract grilles. Retain existing roller shutter and finish grey to match RAL 7011.

Observations : Recommend no objection (8 - 1abs)

31- 8	15/3603M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	WPD Ltd	Date Received :-	07/08/2015
	Location :-	Pentith Construction Company 147 London Road South Poynton SK12 1LG	Date Returned :-	18/08/2015
	Proposal :	Demolition of single storey office building and construction of four dwellings.		
	Observations :	Recommend no objection, subject to no undue overlooking of neighbouring properties, and adequate parking provision (NC)		

32 Cheshire East Local Plan Update

Mr John Knight, planning adviser to the Town Council, attended this meeting, and gave an update on Cheshire East's Local Plan. He said that the Inspector had agreed to resume the examination of the Local Plan, and was proposing a procedural meeting in late September/early October, which he, Mr Knight, would probably attend. The Inspector will however want some answers from CE before this is arranged, including on issues such as the Duty to Cooperate.

The examination was then likely to re-start in late October/early November, after which the Inspector will give an interim review. Cheshire East (CE) will need to undertake some consultation, with particular reference to sites and settlements, and this would probably take place in parallel with the examination. Meanwhile the Programme Officer has made it clear that there is to be no further correspondence with the Inspector at this stage, so we would need to correspond with Cheshire East if necessary.

In terms of the site selection process, Mr Knight said this was very much geared towards national policy, and restricted to site ownership, and how 'deliverable' sites were. It does not however look at mitigation, and he said that we can bring our own knowledge on site access etc.

Mr Knight added that CE may want to revise Green Belt boundaries, and suggest allocations on the fringes of towns. The Local Plan was the only legal way to make such changes.

Cllr Clarke said that he would not want all 650 houses on the Poynton side, with none in Adlington. He was also concerned that we would end up with 850 houses, if there is GB development and sites such as the Sports Club, the former Vernon Infants School and Armcon are developed.

In answer to a question Mr Knight said there was no action required for now - the Neighbourhood Plan (NP) team needed to continue with its work, looking at the likely impacts of the proposed sites on the community, on which some work had already been done on the SHLAA. Cllr Hollingworth asked if there was anything we could do to promote the NP. At some stage Mr Knight felt we should inform the Inspector of the progress made on the NP, but not at present. He went on to say that CE seem prepared to take evidence from the NP, to inform the Local Plan.

RESOLVED: That Mr Knight's written and verbal reports be received, with thanks (NC)

Cllr Clarke than spoke to his report on a Local Plan Engagement Event he has attended on 3rd August.

RESOLVED: That Cllr Clarke's written report be received (NC).

33 Acoustic Lounge: Premises Licence Variation

The Town Council had objected to this application, which Cheshire East Licencing had then asked us to rescind, citing comparisons with the terms of the Premises Licence held by the Farmers Arms. After some debate Members agreed to withdraw their objection, while reserving the right to monitor the situation in the light of any complaints received. Members also made the distinction that the Farmers Arms was a gastro pub, not a 'drinkers' pub, while the Acoustic Lounge was a late-night club.

RESOLVED: That the Clerk respond to CE Licensing, agreeing to withdraw the Town Council's objection, while reserving the right to monitor the situation with regard to ASB, noise etc (NC)

34 Action taken under SO 51: Planning Applications

RESOLVED: That action taken on 27th July 2015 under SO 51 regarding planning applications 15/3048M, 15/3398M and 15/3399M be noted (NC)

35 Action taken under SO 51: Premises Licence Variation

RESOLVED: That action taken under SO 51 on 29th/30th July 2015 regarding the Town Council's objection to the application for a Premises Licence Variation for the Accoustic Lounge be noted (NC)

The Meeting closed at : 8.05pm

Signed : _____ Chairman Date: _____

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