

Poynton - with - Worth Town Council

Planning & Environment

Minutes of a meeting of the Planning and Environment Committee held at 8pm on Monday 20th July 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 Mrs J Sewart
Councillor G Smith

Also in Attendance :- Cllr S Horsman attended under SO54,
and substituted for Cllr I Hollingworth.

20 Apologies for Absence

Apologies were received from Cllrs. I Hollingworth, M C G Sewart and Mrs N Wylie.

21 Declarations of Disclosable Pecuniary or Other Interests

Cllr T Holbrook declared a general interest in application 15/3016M, given that he currently resides on Elm Beds Road. Other Members present declared a general interest in this application too, given that they are acquainted with an ex-Councillor who lives on this road.

Cllr G Smith declared a non-pecuniary interest in application 15/2972M, given that he is acquainted with the owner of the adjoining property, Mr Ken Taylor.

22 To Approve Minutes of Meeting held on 22nd June 2015

RESOLVED: That the minutes of the meeting held on 22nd June 2015 are approved as an accurate record, and signed by the Chairman (6 - 1abs)

23 Applications Received to Date

23- 1	15/2870M	Plot Ref :-	Type :-	FULL
	Applicant Name :- Barnes Mr R		Date Received :-	29/06/2015
	Location :- 40 Yew Tree Lane Yew Tree Lane Poynton SK12 1PT		Date Returned :-	21/07/2015
	Proposal :	Ground floor extension to northern elevation.		
	Observations :	Recommend no objection (NC)		
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23- 2	15/2972M	Plot Ref :-	Type :-	FULL
	Applicant Name :- Rumney Mr D		Date Received :-	29/06/2015
	Location :- 33 Woodside Lane Woodside Lane Poynton SK12 1BB		Date Returned :-	21/07/2015
	Proposal :	Building of new bedroom, dressing room and en suite at first floor above existing garage.		
	Observations :	Mr Ken Taylor of 31 Woodside Lane was present, and read from a letter he had submitted to Cheshire East Planning, objecting to the proposed development. The Chairman agreed with much of what Mr Taylor said, and thought the development would overlook living areas at no. 31 and the gardens on both sides, and cause loss of light.		

Recommend refusal, on the grounds of R02RD - Loss of privacy by reason of overlooking, and R06RD - Proposed extension would be unduly dominant (MBC - Standard Conditions and Reasons for Refusal - 2007) (6 - 2abs)

23- 3	15/3004M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Geary Mr and Mrs N	Date Received :-	08/07/2015
	Location :-	216 Chester Road Chester Road Poynton SK12 1HP	Date Returned :-	21/07/2015
	Proposal :	Single storey rear extension.		
	Observations :	Recommend no objection, provided officers were satisfied that it would have no negative impact on neighbouring properties (NC)		

23- 4	15/3013M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Milburn Mr A	Date Received :-	03/07/2015
	Location :-	43 Clumber Road Clumber Road Poynton SK12 1NS	Date Returned :-	21/07/2015
	Proposal :	Proposed single storey side extension.		
	Observations :	Recommend refusal, on the grounds of R05RD - Inadequate space around buildings (MBC - Standard Conditions and Reasons for Refusal - 2007) (7 - 1abs)		

23- 5	15/3016M	Plot Ref :-	Type :-	FULL
	Applicant Name :-	Parker Miss M	Date Received :-	03/07/2015
	Location :-	17 Elm Beds Road Elm Beds Road Poynton SK12 1TG	Date Returned :-	21/07/2015
	Proposal :	A single and three storey side elevation extension with dormer extension to rear elevation.		
	Observations :	Recommend no objection, provided the Conservation Officer was satisfied that the proposed development would not impact on the Conservation Area in which the property is sited (7 - 1abs).		

24 Update on Cheshire East Local Plan Strategy

Mr John Knight was present, and briefed Members on the latest developments regarding the Local Plan. He said that new information will be presented to the CE Cabinet tomorrow. This would become the CE preferred plan, which they will then submit to the Inspector. He will review it in August, and then open the re-examination in the Autumn - possibly October. CE have revised their total housing requirement from 27,000 as previously submitted, to 36,000. Mr Knight said that revised figure might be supported by the Inspector, although he may want more. The 36,000 figure was broken down across Crewe, Macclesfield, the Key Service Centres (which include Poynton) and Local Service Centres.

Mr Knight said that Poynton had been given the far largest increase in housing numbers (albeit Poynton had started with a low figure of 200 units), and there had been a hit on northern towns and rural areas in general. This had reflected the Inspector's concerns about allocations in the north, and Cheshire East's "Fair Share" approach

While Mr Knight listed around 15 previously developed sites in Poynton, he thought that there would need to be some release of Green Belt land. There were three GB sites with fewer constraints - the land at the top of Glastonbury Drive (40 houses), Sprinks Farm (150 houses) and the land to the south of Chester Road, adjoining the Bird Estate and between there and the Relief Road (190 houses).

The Chairman thought we would get Green Belt development as well as the Sports Club, Vernon Infants and the Armcon sites, while Mr Knight thought this could be worse in his view, and was manageable. The Chairman said that access to and from the Sprinks Farm site was not good, while there was good access onto London Road from the Armcon site.

The Chairman regretted the lack of consultation on all this, and Mr Knight recommended that the Town Council write to Cheshire East, copied to the Inspector, to complain about that.

Mr Knight went on to mention the uplift in employment land required for Poynton - from 3 to 10 hectares. He said this would be mainly office-based in the north, for professional and technical services. The Chairman talked about the number of units to let on the Poynton Industrial Estate.

Cllr Beanland asked about the Poynton Relief Road. Mr Knight said that this was a barrier to the release of land, since it was not fully funded. It was not deliverable 'now'. He thought that developers will offer to contribute towards the Relief Road, but only if the numbers of houses would justify it.

RESOLVED: That the Clerk write to the Inspector, copied to Adrian Fisher at Cheshire East, stressing that there has been no engagement or formal engagement with Town and Parish Councils on the proposed revisions to the Local Plan; and that there was a need to consult separately with Adlington, which tended to be included with Poynton in CE documentation (NC)

That delegated authority be given to the Clerk and the Chairman to approve the draft letter (NC)

That Mr Knight's report be received with thanks (NC).

25 Update on the Poynton Neighbourhood Plan

Cllr Mrs J Sewart read from a report she had provided to Members. The Chairman said that it was good that Adlington was being consulted. Mr Knight reported that the Neighbourhood Plan topic groups were working on policies, and were thinking about likely sites for housing too. There was a lot of work to be done on the Plan in the next 3/4 months.

RESOLVED: That Cllr Sewart's report be received, with thanks (NC)

26 Coppice Road Infrastructure

The Clerk had circulated to Members a long e-mail from United Utilities (UU) about their infrastructure towards the top of Coppice Road, where additional development was being proposed.

RESOLVED: That the correspondence from UU be received (NC).

27 St Paul's Primary School: 15/2588M

Members were asked to consider amended plans for a pedestrian gate and new boundary fence for the school. Given that the fence is still planned to be more than 2 metres in height, Members' opinions had not changed.

RESOLVED: That the Clerk respond to CE Planning, stating the same objections as had been raised when the application was first submitted (NC)

The Meeting closed at : 9.30pm

Signed : _____ Chairman Date: _____

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